



Board of Zoning Appeals
Board of Zoning Appeals Division II (April
9, 2024)
Meeting Agenda

Meeting Details

Notice is hereby given that the Metropolitan Board of Zoning Appeals will hold public hearings on:

Date: Tuesday, April 09, 2024

Time: 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

Business:

Adoption of Meeting Minutes

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2023-DV2-032 | 911 Sanders Street

Center Township, CD #21, Zoned D-5 (TOD)
E&D Hopkins LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling, with

- a) On a medium lot typology with an area of 2,817 square feet (minimum lot area of 7,200 square feet required);
- b) A six-foot front yard setback from Sanders Street (20-feet required);
- c) A three-foot front yard setback from Hartford Street;
- d) A five-foot front yard setback from I-65;
- e) A five-foot rear yard setback (20-foot rear yard setback required);
- f) An open space of 40 percent (60 percent required); and
- g) A front-loaded garage comprising 100 percent of a façade along Hartford Street (prohibited).

**** Staff to request a continuance of this petition to the May 21, 2024 hearing of Division II in order to allow for proper posted notice**

2. 2024-DV2-011 | 4233, 4235 and 4237 Evanston Avenue

Washington Township, CD #8, Zoned D-5 (W-1)
K&D Epic Holdings LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on each 40-foot-wide lot (60-foot lot width required) containing a minimum lot area of 4,750 square feet (7,200 square feet required) with a front setback ranging from 21 feet to 31 feet and a 7.25 rear yard setback (maximum 19.9-foot front setback permitted, 20-foot rear setback required).

**** Petitioner requesting a continuance to the May 21, 2024 hearing of Division II to provide a revised site plan**

3. 2024-UV2-003 | 1402 Shelby Street

Center Township, CD #18, Zoned MU-1 (TOD)
Carnivore Properties LLC, by Theodore Lane Skeeters II

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a marketing business, including graphic design and print services (not permitted) with two parking spaces located within the front yard of Shelby Street (13 parking spaces required, not permitted within the front yard).

**** Staff requests a continuance to the May 21, 2024 hearing of Division II in order to amend the request. Petitioner to request transfer to the May 14, 2024 hearing of Division I**

4. 2024-UV2-005 | 4925 West Southport Road

Decatur Township, CD #21, Zoned D-A
Estrada Siding LLC, by Dan Jackson

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a commercial contractor including the outdoor storage of commercial vehicles and supplies (not permitted).

**** Staff is requesting that this petition be continued to the May 21, 2024 hearing of Division II in order to satisfy meeting requirements**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2024-DV2-009 | 5000 Nowland Avenue

Center Township, CD # 13, Zoned SU-2 / D-5
Roman Catholic Archdiocese of Indpl Properties Inc., by Leslie Steinert

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wall sign on two freestanding buildings, with sign surfaces area encompassing 11.95 percent and 19.5 percent of the elevation they are affixed to (maximum three percent permitted), that do not face a public street (required).

6. 2024-DV2-012 | 1613 East 20th Street

Center Township, CD #8, Zoned D-8
Martindale Brightwood Community Development Corporation, by David Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a 4.5-foot corner side yard setback and a 27.4-foot front yard setback (eight-foot corner side required, maximum 19.9-foot front setback permitted).

7. 2024-UV2-004 | 4117 East New York Street

Center Township, CD #13, Zoned C-3 (TOD)
Manjit Singh and Sharma Mohit, by Epifanio Carbajal

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing duplex (not permitted) with a zero-foot front yard setback from New York Street (10-feet required).

8. 2024-UV2-006 | 4111 & 4117 East Washington Street

Center Township, CD #13, Zoned D-8 / SU-7
Shepherd Community Inc., by Mindy Westrick Brown & Mark Leach

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex, being the third primary building on a two parcel lot (one primary use per parcel permitted) with an 89-foot front yard setback from Washington Street (maximum 19.9-feet permitted) with the primary entry not on the front façade (required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

9. 2024-UV2-002 | 5102, 5111, 5117, 5122, 5127, 5139, 5143 5210 and 5282 East 65th Street

Washington Township, CD #3, Zoned I-2

Schmoll Development Company L.P. and Greg Schmoll, by S. Gregory Zubek

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the following as primary uses: sports performance training uses; physical fitness and athletics instruction and training; and dance and gymnastics instruction (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

10. 2024-DV2-010 | 1105 South Harding Street

Center Township, CD # 18, Zoned C-4

Saini Brothers & Sons Inc., by Christian Badger

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station with two single-loaded rows of parking between the building and right-of-way (limited to 1 single-loaded row of parking) and without the required frontage landscaping (10 trees and 45 shrubs required) or interior landscaping (minimum 8-foot wide landscaped area for a total area of 2,842 square feet and 15 trees required).

**** Automatic Continuance filed by a registered neighborhood organization, continuing this petition to the May 14, 2024 hearing of Division II**

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at dmdpubliccomments@indy.gov, before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.