



**Board of Zoning Appeals
Board of Zoning Appeals Division I
(August 6, 2024)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, August 06, 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. 2024-DV1-027 | 5101 East Thompson Road**
Franklin Township, Council District #24, zoned C-4
BET Investments Inc., by Matthew Maple

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of two drive-throughs and stacking spaces within the front yard of Thompson Road (not permitted) and without required bypass aisles, deficient compliance with various landscaping standards, and 64 parking spaces accessory to a restaurant use (maximum 25 spaces permitted for proposed square footage).

**** Automatic Continuance filed by Petitioner, to the September 3, 2024 hearing of Division I**

- 2. 2024-UV1-009 | 1307 South High School Road**
Wayne Township, Council District #17, zoned C-4 (TOD)
Sohum Hotels Indy West LLC, by Russell Brown

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 122-unit hotel (not permitted), with a 70-foot front building line from Washington Street (maximum 10-foot building line permitted), one primary entry (four required), and parking within the front yard (prohibited) and with zero-foot landscape strip along the frontage and deficient landscaping (six-foot landscape strip required), and a chain link fence within the front yard of Washington Street (not permitted).

**** Petitioner to request a continuance, for cause, to the September 3, 2024 hearing of Division I**

- 3. 2024-UV1-011 | 5151 South Franklin Road**
Franklin Township, Council District #25, zoned I-2
Zahn Real Estate LLC, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for warehousing with outdoor storage within zero-feet of a protected district (not permitted within 500 feet of protected districts) and 247% the size of the gross floor area of enclosed buildings (25% maximum allowed) with deficient transitional yard landscaping and 33 parking spaces (59 spaces required), and the construction of several buildings with a minimum of an eight-foot transitional side yard and 20-foot rear transitional yard (50 feet required) and a 30-foot front transitional yard (100 feet required).

**** Petitioner to request continuance to discuss with registered neighborhood organization**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. **2024-DV1-026 | 2008 East Maryland Street**
Center Township, Council District #18, zoned D-5
Janessa Luster, by Epifanio Carbajal

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a two-foot east side yard setback (five feet required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

5. **2024-DV1-017 | 2719 Madison Avenue**
Center Township, Council District #18, zoned C-5
TGA SC Global Indy I LP, by Jay Ingrassia

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall wooden privacy fence and a six-foot tall chain link privacy fence within the front yards of Madison Avenue and East Street (maximum fence height of five feet permitted) with the chain link fence being topped with barbed wire (prohibited, chain link fences not permitted within the front yard) and encroaching within the clear sight triangle of the driveways along East Street (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

6. **2024-DV1-024 | 3815 & 3925 River Crossing Parkway**
Washington Township, Council District #4, zoned C-S (FF)
IND SLC Lake Pointe Equities LLC, by Stephanie J. Truchan

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for two skyline signs per elevation of the office building and parking garage (one skyline sign per elevation permitted).

7. **2024-DV1-025 | 6438 Marble Lane**
Franklin Township, Council District #24, zoned D-2
Patricia Moore

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a fence with a maximum height of eight feet within the side yards and front yard of Marble Lane (maximum height of six feet in side yards, 3.5 feet in front yards permitted).

8. **2024-DV1-028 | 5151 North Pennsylvania Street**
Washington Township, Council District #7, zoned D-4 (MSPC)
Eric & Kimberly Dollin, by Patrick Shirmeyer

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a six-foot rear yard setback (20 feet required).

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.