



**Board of Zoning Appeals
Board of Zoning Appeals Division II (Sept.
10)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, September 10, 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

2024-DV2-015 | 2366 Winthrop Avenue

Center Township, Council District #8, zoned D-8
Angela and Kendrick Davis, by Sharmin Frye

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a 35-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted).

**** Petitioner to withdraw petition**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2024-DV2-016 (Amended) | 921 East 24th Street

Center Township, Council District #8, zoned D-8
Angela Davis, by Sharmin Frye

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a 14-foot rear yard setback (15-foot rear yard setback required).

**** Petitioner to request a continuance to the October 8, 2024 hearing of Division II**

2. 2024-DV2-025 (Amended) | 1670 Columbia Avenue

Center Township, Council District #13, zoned D-8 / SU-1
Karissa Grove, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for vertical addition and conversion of a single-family dwelling into a three-unit apartment resulting in a three-foot corner side yard setback (ten feet required) and a four-foot south side yard setback (five feet required).

**** Automatic continuance filed by a registered neighborhood organization, continuing this to the October 8, 2024 hearing of Division II**

3. 2024-UV2-022A | 6701 Zionsville Road

Pike Township, Council District #6, zoned SU-2
Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 85 feet of a protected district (600-foot separation required).

**** Staff to request a continuance to the October 8, 2024 hearing of Division II**

4. 2024-UV2-022B | 7001 Zionsville Road

Pike Township, Council District #6, zoned SU-2

Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 288 feet of a protected district (600-foot separation required).

**** Staff to request a continuance to the October 8, 2024 hearing of Division II**

5. 2024-UV2-022C | 2811 Barnard Street

Pike Township, Council District #1, zoned SU-2

Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 50 feet of a protected district (600-foot separation required).

**** Staff to request a continuance to the October 8, 2024 hearing of Division II**

6. 2024-UV2-026 | 2355 North Meridian Street

Center Township, Council District #12, zoned C-4 (TOD) (RC)

Zaremba Group, by Joseph D. Calderon

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an Medium Retail Sales/Service facility with a front building line of 61.7 percent (80 percent required) with parking located 15 feet from Meridian Street and 26 feet from 24th Street with portion not located to the rear of the building (50-foot setback, location behind building required), 24-foot and 25-foot driveway widths accessing Meridian Street and 24th Street (16 feet permitted, curb cut for accessory parking access not exclusively from an improved alley), one primary entry (two required), and deficient landscaping.

****This petition requires an amendment, and must be continued to the October 8, 2024 hearing of Division II**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2024-DV2-029 | 6008 North Keystone Avenue

Washington Township, Council District #7, zoned C-1

Rose Property LLC, by Rebekah Phillips

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of an externally illuminated monument sign (illumination disallowed within 50 feet of a protected district) with a seven-foot north transitional yard setback (10-foot transitional yard required).

8. 2024-DV2-030 | 1420 Prospect Street

Center Township, Council District #18, zoned C-4 / C-5

Fountain Square Funeral Services LLC, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a zero-foot landscape buffer within the rear transitional yard (15-foot buffer required) and to legally establish the parking lot maintaining a three-foot rear transitional yard (10-feet required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

9. 2024-DV2-023 | 1313 West 86th Street (approximate address)

Washington Township, Council District #2, Zoned C-4

FIF, LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign, being the third freestanding sign along 86th Street (two permitted), and located within 130 feet of another freestanding sign to the east (300-foot separation required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

10. 2024-DV2-026 | 3360 West 86th Street

Pike Township, Council District #1, zoned C-4
Chik fil A Inc., by Gabriela Mosquera

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the modification of an existing drive-through which would result in an additional drive through and stacking spaces within the front yards of 86th Street and Purdue Road, each being rights-of-way with a width greater than 30 feet and without the required screening and without an exclusive bypass aisle (drive throughs not permitted in front yards, bypass aisle required).

11. 2024-UV2-011 (Amended) | 1237 Evison Street

Center Township, Council District #18, Zoned D-5
Rachel & Cory Alban, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an 875-square-foot secondary dwelling unit (720 square feet permitted).

12. 2024-UV2-013 | 5455 West 56th Street

Pike Township, Council District #6, zoned SU-2 / SU-38
Metropolitan School District of Pike Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display within 70 feet of a protected district (digital display not permitted within zoning, 600' digital display separation required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

13. 2024-DV2-031 | 2701 North College Avenue

Center Township, Council District #8, zoned MU-2
JBCC Holdings LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a surface parking lot with four spaces (11 required) and a zero-foot front yard setback from 27th Street (50-foot setback, location behind building required).

14. 2024-DV2-032 | 9240 North Meridian Street

Washington Township, Council District #2, zoned C-1
IN-9240 MERIDIAN LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for installation of three skyline signs on the elevation facing Meridian Street (one skyline sign per elevation permitted).

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.