



Board of Zoning Appeals Division III (October 17, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, October 17, 2023

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-DV3-028 | 405 South Shortridge Road

Warren Township, Council District #18, Zoned C-S
SRMK Realty LLC, by In and Out Unlimited

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an 8.5-foot tall, chain link perimeter fence, without vinyl coating or equivalent treatment (chain link fences prohibited within front yards of commercial districts, vinyl coating required, fence heights limited to 3.5-foot-tall in front yards and six-foot tall within side and rear yards).

****Continuance requested by staff**

2. 2023-DV3-035 | 2305 North Leland Avenue

Warren Township, Council District #13, Zoned I-2
Philip Chambers, by Pat Rooney

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wooden privacy fence with a height ranging between 8.5-feet to 9.5 feet tall within the front yards and clear sight triangle of the intersection of Leland Avenue and 23rd Street (maximum fence height of 3.5-foot tall permitted, encroachment of clear sight triangles not permitted).

**** Continuance requested due to deficient notice**

3. 2023-UV3-017 | 5420 McFarland Road

Perry Township, Council District #24, Zoned D-1
David Smithmeyer, by Jerry Hornback

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to allow:

On Parcel One

- a) Two primary dwellings (only one primary dwelling permitted per lot); and
- b) The westernmost dwelling maintaining a zero-foot northern side yard setback (eight-foot side yard setback required)

On Parcel Two

- a) An accessory structure without a primary dwelling (primary dwellings must be erected prior to accessory

structures); and

b) Legally establish a lot with a street frontage and width of 43-feet wide (minimum 45-foot-wide street frontage and lot width of 90 feet required).

****Continuance requested by staff**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2023-DV3-037 | 2519 Guilford Avenue

Center Township, Council District #17, Zoned D-8
FFEW Investment Group LLC, by Hannah Able

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on a 40-foot-wide lot (60-foot lot width required).

5. 2023-DV3-038 | 2434 & 2444 Winthrop Avenue

Center Township, Council District #17, Zoned D-8
Indianapolis Neighborhood Housing Partnership Inc., by Brandon Knox

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a townhome community development with six-foot rear yard setbacks and a livability space ratio of 0.21 (15-foot rear yard setback, livability space ratio of 0.66 required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

6. 2023-UV3-020 | 3465 Newhart Street and 5200 Sandhurst Drive (Indecisive)

Perry Township, Council District #20, Zoned D-A (FF)
Thomas Loudermilk

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a landscaping business with the outdoor storage of trucks, equipment, and materials (not permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

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.