



Board of Zoning Appeals Division III (August 15, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, August 15, 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-DV1-034 | 517 Prospect Street

Center Township, Council District #16, Zoned D-8
K&D Epic Holdings LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a multi-unit house on a 30-foot wide 2,700 square-foot lot (minimum 35-foot lot width and lot area of 3,500 square feet required), with a zero-foot front yard setback without landscaping and primary entries being on the side façade (minimum 10-foot front yard setback and landscaping required, primary entries required on front façade).

**** Continuance requested**

2. 2023-DV3-022 | 7930 Castleton Road

Lawrence Township, Council District #3, Zoned C-5
Outfront Media LLC, by Alan S. Townsend

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of an existing 40-foot tall off-premise advertising sign within 260 and 650 feet of other advertising signs along I-465 (1,500-foot separation along expressways required), within 960 feet from an advertising sign (minimum 1,000-foot radial separation required), adjacent to an I-465 ramp (500-foot separation required from interstate ramp entries), with a 20-foot south front setback from an I-465 ramp (60 feet required).

**** Withdrawal to be acknowledged**

3. 2023-UV3-012 | 1735 West Edgewood Avenue

Perry Township, Council District #20, Zoned I-3 (FF)
GND Property Inc., by Pat Rooney

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a truck terminal (prohibited in Floodway Fringe District) and parking area with 53-foot front yard setback from Edgewood Avenue and a six-foot east side yard setback (60-foot front yard setback required, 30-foot side yard setback required) and deficient landscaping.

**** Withdrawal to be acknowledged**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2023-SE3-004 | 7930 Castleton Road

Lawrence Township, Council District #3, Zoned C-5
Outfront Media LLC, by Alan S. Townsend

Special Exception of the Consolidated Zoning and Subdivision Control Ordinance to provide for the relocation of a legally established Outdoor Advertising Sign due to a highway widening and improvement of I-465 and I-69 by a state agency.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of an existing 40-foot tall off-premise advertising sign within 260 and 650 feet of other advertising signs along I-465 (1,500-foot separation along expressways required), within 960 feet from an advertising sign (minimum 1,000-foot radial separation required), adjacent to an I-465 ramp (500-foot separation required from interstate ramp entries), with a 20-foot south front setback from an I-465 ramp (60 feet required).

5. 2023-DV1-036 | 914 Harlan Street

Center Township, Council District #17, Zoned D-5
3 Amigos Estate LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to an existing single-family dwelling resulting in a six-foot front setback (minimum 10-foot front setback required) and a three-foot north side yard setback (five-foot side yard setback required) with a sidewalk maintaining a zero-foot side yard setback (sidewalks must be at least two feet from side lot lines).

6. 2023-DV3-025 (Amended) | 6248 Iona Road

Warren Township, Council District #18, Zoned D-S
Maxwell Fall, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 20-foot tall, 2,592-square foot pole barn being taller than the primary dwelling (not permitted), and within the front yard (accessory structures not permitted within the front yard).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

7. 2023-DV1-033 (Amended) | 337 Sanders Street

Center Township, Council District #16, Zoned D-5
3 Amigos Estate LLC, by Mark and Kim Crouch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition to an existing single-family dwelling with a nine-foot front yard setback, a zero-foot west side yard setback, and a three-foot eastern side yard setback (minimum 10-foot front yard setback and five-foot side yard setbacks required).

8. 2023-UV1-016 | 2909 South Meridian Street

Center Township, Council District #16, Zoned C-4
Mars Realty Trust LLC, by Joshua Pierson

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile sales facility, including outdoor operations, for up to 40 vehicles (not permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

9. 2023-DV3-019 | 2059 North Pasadena Street

Warren Township, Council District #19, Zoned D-4
Gregory Gordon and Kyle Stewart, by Matthew Lyles

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 3,200 square foot pole barn, being larger than and in front of the primary dwelling (not permitted) with a seven-foot front yard setback from Pasadena Street (20-foot front setback required).

10. 2023-UV3-015 | 3545 North Shadeland Avenue

Warren Township, Council District #13, Zoned C-4
Hobby Shop Paint & Collision Corp., by Andrew Wert

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an outdoor storage trailer and a six-foot tall fence and dumpster within the front yards of Twin Oaks Drive and Shadeland Avenue (outdoor storage not permitted, fence height limited to 3.5-foot tall within front yards, dumpster enclosures not permitted within front yard).

PETITIONS FOR PUBLIC HEARING (New Petitions):

11. 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).

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.**