



Board of Zoning Appeals BZA Division II (March 14, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, March 14, 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:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

1. 2023-DV2-002 | 1449 Olive Street (approximate address)

Center Township, Council District #21, Zoned D-5 (TOD), by Mina Hawk

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a three-foot corner side yard setback and a three-foot north side yard setback (eight-foot corner side yard, five-foot side yard setbacks required), within the clear sight triangle of the intersection of the alley and Cottage Avenue (encroachment not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

2. 2022-UV3-022 (Amended) | 830 River Avenue (approximate address)

Center Township, Council District #16, Zoned D-5 (RC), Two Chicks & A Hammer 830 River LLC, by Austin Aynes

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-story duplex (maximum height of 2.5 stories permitted), on a 40-foot wide, 6,000-square foot lot (60-foot lot width, minimum area of 7,200 square feet required) with an open space of 48% (60% required) with a third and fourth dwelling within a detached garage (not permitted) with mechanical equipment, walking paths and patios encroaching within the side yard setbacks (five-foot setback required, walking paths must be two-feet from side lot lines).

****Continuance request by the petitioner to May 16, 2023**

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

3. 2022-DV2-047 (Amended) | 2304 and 2302 West 60th Street (approximate address)

Washington Township, Council District #8, Zoned D-2, Cesar Felix Garay, by In and Out Unlimited LLC

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 15-foot-tall pole barn taller than the primary building (accessory buildings not permitted to be taller than primary structure).

4. 2023-DV2-001 | 801 Shelby Street (approximate address)

Center Township, Council District #17, Zoned C-5 /D-5 (TOD), RCA Properties LLC, by Paul J. Lambie

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an existing structure with eight parking spaces (29 parking spaces required with reductions; required number of parking spaces required after change of use), and zero ADA parking spaces (two required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

5. 2023-DV2-003 | 231 Wellington Road (approximate address), Town of Meridian Hills

Washington Township, Council District #2, Zoned D-2, by John & Erin Young, by Brian J. Tuohy

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage with an eight-foot east side yard setback and a 25.08-foot rear yard setback (12-foot side yard and 28.5-foot rear yard setbacks required).

***Automatic Continuance filed by petitioner**

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.