



## Board of Zoning Appeals Division I (October 3, 2023) Meeting Agenda

### Meeting Details

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

**Date:** Tuesday, October 03, 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-DV1-020 | 4505, 4506, 4509, 4510, 4613, 4617, 4621, 4622 and 4625 West Caven Street**

Wayne Township, Council District #22, Zoned D-5

Project 65 LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of single-family dwellings on each lot with front-loaded garages in excess of 30% of the façade at the building line (garages limited to 30% of the width of the front façade when located 0-12 feet behind front building line) and allow for a three-foot corner side yard setback at 4622 West Caven Street (eight-foot corner side setback required), 16-foot front setbacks at 4505, 4613, and 4621 Caven Street, 17-foot front setback at 4510 Caven Street (20 to 50-foot front setback required for neighborhood yard frontages), and a six-foot corner side yard setback at 4625 Caven Street (eight-foot corner side setback required).

**\*\*Continuance requested; additional notice required**

**2. 2023-UV1-019 | 2994 North Arlington Avenue**

Warren Township, Council District #13, Zoned C-3

Roys Towing LLC, by David E. Dearing

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile sales and repair business, per the plan of operation (not permitted), and a six-foot tall chain link fence and security gates within the front yard of Arlington Avenue and 30th Street (maximum height of 3.5-feet permitted, chain link fencing not permitted in front yards) and encroaching within the driveway and intersection clear sight triangles along Arlington and 30th Street (encroachment of clear sight triangles not permitted).

**\*\* Automatic Continuance to be acknowledged**

### Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

**3. 2023-DV1-046 | 4602 North Pennsylvania Street**

Washington Township, Council District #7, Zoned D-2 (MSPC)

Scott Gilchrist

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with two-foot side yard setbacks (seven-foot side yard setbacks required).

**4. 2023-DV1-047 | 775 Braeside Drive South**

Washington Township, Council District #2, Zoned D-S (FW) (FF)  
Clayton & Julie Dilts

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a five-foot southern side yard setback (15-foot side yard setback required).

**5. 2023-DV1-049 | 614 East Terrace Avenue**

Center Township, Council District #21, Zoned D-5  
Mark Y Baker & Lynda L Baker, Trustees of Mark & Lynda Baker Trust, by Mark & Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with three-foot east side yard setback and to legally establish an existing two-foot west side yard setback for a portion of the existing primary dwelling (five-foot side yard setback required).

**PETITIONS FOR PUBLIC HEARING (Transferred Petitions):**

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**6. 2023-UV1-017 | 2352 Burke Street**

Wayne Township, Council District #22, Zoned C-3  
David & Valerie Ferguson

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile towing business, including the outdoor storage of inoperable vehicles and commercial vehicles (not permitted) with:

- a) A parking area without hard surfacing, durable painted lines and an ADA parking space (hard surfacing of parking areas, painted parking stalls and one ADA parking space required);
- b) An unenclosed trash dumpster (dumpster enclosure required); and
- c) A six-foot tall chain link, without required vinyl coating or equivalent treatment, perimeter fence with barbed wire (fence height limited to 3.5-foot tall within front yards, chain link must be vinyl coated, barbed wire fencing prohibited).

**7. 2023-UV1-018 | 5524 Georgetown Road**

Pike Township, Council District #8, Zoned C-3  
GAT LLC, by David Kingen & Emily Duncan

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a liquor store (not permitted).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**8. 2023-DV1-045 | 2236 Manhattan Avenue**

Wayne Township, Council District #22, Zoned I-2  
KHH Enterprises LLC, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a six-foot tall perimeter fence (maximum height of 3.5 feet in front yards, no primary building on site).

**9. 2023-DV1-048 | 1305 South Biltmore Avenue**

Wayne Township, Council District #22, Zoned D-3  
Virinia Morfin

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a masonry fence with a height varying between 32 inches and 6.2 feet tall, with 6.5-foot tall columns within the front yards of Biltmore Avenue and Chelsea Road (maximum height of 3.5 feet permitted, fence posts may only be one-foot taller than maximum permitted height of the fence), encroaching within the clear sight

triangle and encroaching in the right-of-way of Biltmore Avenue and Chelsea Road (encroachment of clear sight triangles not permitted, encroachment of right-of-way not permitted).

**10. 2023-DV1-050 | 5240 and 5310 East Southport Road**

Franklin Township, Council District #25, Zoned C-S  
Chick-fil-A, by Todd Richards

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an accessory parking lot on a parcel that doesn't contain the primary building (not permitted), resulting in a total of 108 parking spaces provided (maximum of 48 parking spaces permitted).

**11. 2023-DV1-051 (Amended) | 2355 and 2001 South Tibbs Avenue**

Wayne Township, Council District #16, Zoned I-4  
Rolls Royce Corporation, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for eight new 12-foot tall, 102-square foot freestanding incidental signs (maximum eight-foot tall, 32 square-foot incidental signs permitted).

**12. 2023-DV1-052 | 2251 Sloan Avenue**

Center Township, Council District #21, Zoned SU-2  
Indianapolis Public Schools, by Russell McClure

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall chain link fence within the front yards of Sloan Avenue and Raymond Street (chain link fencing not permitted within front yards, maximum height of 3.5 feet 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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto: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.