



**Board of Zoning Appeals  
Board of Zoning Appeals Division I  
(November 7th, 2024)  
Meeting Agenda**

## Meeting Details

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

**Date:** Thursday, November 07, 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-UV1-021 | 6740 Acton Road**

Franklin Township, Council District #25, zoned D-A  
Yadwinder and Didarbir Singh, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of three semi-trucks and tractor trailers, as part of a goods transportation business (not permitted).

#### **\*\* Petitioner to withdraw request**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2024-DV1-030 | 7848 Melbourne Road**

Pike Township, Council District 1, zoned D-3  
Jose & Maria Arroyo, by James P. Mack

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage, being two-foot taller than the primary building (not permitted).

#### **\*\* Automatic continuance filed by a registered neighborhood organization, continuing this to the December 3, 2024 hearing of Division I**

#### **2. 2024-DV1-033 | 7401 Holliday Drive West, Town of Meridian Hills**

Washington Township, Council District #2, zoned D-1  
Ezra & Sonja Burdix

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of a primary dwelling resulting in a 33-foot front yard setback along 74th Street (46.75-foot setback required).

#### **\*\* Automatic Continuance filed by an interested party, continuing this to the December 3, 2024 hearing of Division I**

#### **3. 2024-UV1-014 | 6301 Lafayette Road**

Pike Township, Council District #1, zoned D-4  
Robinson Rental Solutions LLC

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a childcare facility (not permitted) with 27 parking spaces located within the right-of-way, including maneuverability (not permitted) and 34 spaces provided (maximum 22 spaces permitted).

**\*\*Automatic continuance filed by a registered neighborhood organization, continuing this to the December 3, 2024 hearing of Division I**

4. **2024-UV1-017 | 1016 Tecumseh Street**  
Center Township, Council District #13, zoned D-8  
Indy Opportunity Biz LLC, by William A Bentley II

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of two three-unit apartment buildings on a lot improved with a two-unit multi-unit home (one primary building per lot permitted).

**\*\*Petitioner to make a continuance request to revise the petition**

5. **2024-UV1-025 | 1601 North College Avenue**  
Center Township, Council District #13, zoned C-3  
NORAL LLC, by Haley Walker

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing liquor store, within less than 13 feet of protected districts to the north, east and south (not permitted, 100-foot separation required).

**\*\* Petitioner to request two-month continuance to the January 7, 2025 hearing of Division I**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

6. **2024-DV1-034 | 1718 Hamblen East Drive**  
Wayne Township, Council District #17, zoned D-A  
Azucena Mezo Toto, by Epifanio Carbajal

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition to an existing dwelling resulting in a 10-foot south side yard setback and an open space of 79 percent (15-foot side yard setback, 85 percent open space required).

7. **2024-DV1-035 | 3301 East 25th Street**  
Center Township, Council District #8, zoned D-5  
Intend Indiana Inc., by Mia Guitierrez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with an 11.7-foot rear yard setback (20-foot setback required).

8. **2024-DV1-036 | 8144 East Southport Road**  
Franklin Township, Council District #25, zoned C-4  
DRGSF Surplus LLC, by Mistie Nigh

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a second drive-thru sign (one sign permitted per lane).

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

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

9. **2024-DV1-031 | 8040 East Southport Road**  
Franklin Township, Council District #25, zoned C-3 / C-S  
DRGSF Outlot One LLC, by Elizabeth Bentz Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a freestanding pylon sign, being the fifth freestanding sign along Southport Road (maximum of two permitted).

**10. 2024-UV1-019 | 2562 North Bancroft Street**

Center Township, Council District #8, zoned I-3 / D-4 (FF)(FW)  
Edward Hansen, by James Pierce

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a non-permitted minor residential structure (not permitted) within the floodway fringe (only permitted within Floodway Fringe if less than 70 percent of the primary building), being larger and taller than the primary building (not permitted).

**11. 2024-UV1-022 | 9111 Crawfordsville Road, Town of Clermont**

Wayne Township, Council District #11, zoned C-3 / I-2  
Rancho Enterprises Inc., by Mark and Kim Crouch

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a commercial contractor business, per the filed site plan and plan of operation.

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

**12. 2024-DV1-032 | 4527 North College Avenue**

Washington Township, Council District #7, zoned D-5 (TOD)(W-5)  
Heather Harvey

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a six-foot tall fence within the front yard of College Avenue and encroaching within the clear sight triangle of the driveway (maximum 3.5-foot tall fence permitted, encroachment of clear sight triangles not permitted).

**13. 2024-DV1-037 | 2402 East 38th Street**

Washington Township, Council District #8, zoned C-5 (TOD)  
Popeyes Louisiana Kitchen Inc., by Gilligan Company

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the renovation of an existing eating establishment including an additional drive-thru lane within the front yard of Keystone Avenue (not permitted) and deficient primary entry transparencies along the east and west facades (required).

**14. 2024-DV1-038 | 2511 Columbia Avenue**

Center Township, Council District #8, zoned D-5  
MS One Investments LLC, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a multi-unit house on a 28-foot-wide lot (35-foot lot width required) with a 30-foot front building line (maximum of 19.9 feet permitted).

**\*\*Staff to request a continuance to the December 3, 2024 hearing of Division I**

**15. 2024-UV1-023 | 7780 Michigan Road**

Pike Township, Council District #1, zoned C-1 / C-3 / D-A (FW) (FF)  
Wagner Michigan Road LLC, by Ingris Velasquez

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a grocery store, eating establishment and event center (not permitted) utilizing the existing 55-space multitenant parking area and with no bicycle parking (required).

**16. 2024-UV1-024 | 4723 South Emerson Avenue**

Franklin Township, Council District #24, zoned C-S  
CFT NV Developments LLC, by Ross McArthur

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a pylon sign, being the third freestanding sign along Emerson Avenue, within 105 feet and 200 feet of existing signs (maximum of two pylon signs permitted, 300-foot separation required) and an additional 10-foot tall drive-thru sign for each drive lane (one sign per drive lane permitted, six-foot tall maximum 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.