



Board of Zoning Appeals BZA Division III (April 18, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, April 18, 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-DV3-012 | 2411 North Rural Street (approximate address)

Center Township, Council District #17, Zoned D-5

Martindale Brightwood Community development Corp., by Jamilah Mintze (In and Out Unlimited LLC)

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 lot and a parking pad with 1.5-foot side yard setbacks (minimum 35-foot lot width, three-foot side yard setbacks required).

**** Staff and the Petitioner are requesting a continuance and transfer of this petition to the May 9, 2023 hearing of Division I**

2. 2023-UV3-006 | 3650 & 3652 South Meridian Street (approximate address)

Perry Township, Council District #16, Zoned D-A

Indiana Entertainment Holdings, LLC, by Brian J. Tuohy

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an eating establishment with outdoor seating on an existing patio (not permitted).

*** An Automatic Continuance has been filed by a registered neighborhood organization, continuing this petition to the May 23, 2023 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. 2023-DV3-010 | 1040 Jefferson Avenue (approximate address)

Center Township, Council District #17, Zoned D-5

Drucker Investments LLC, by Jose Roque

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

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

4. 2022-UV3-029 (Amended) | 1009 West Edgewood Avenue (approximate address)

Perry Township, Council District #20, Zoned D-A / D-4

Willis Group LLC, by James Lewis Hillery

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a semi-tractor repair facility (not permitted) and the construction of a building addition and freestanding commercial building, with a 15-foot eastern side yard setback, resulting in a 30-foot aggregate side yard setback (30-foot side yard setback, 75-foot aggregate side yard setback required).

5. 2023-DV3-002 | 3620 South East Street (approximate address)

Perry Township, Council District #16, Zoned C-5

Felbram Holdings LLC, by Joseph D. Calderon

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of trash enclosures within the front yard of National Avenue, enclosed on three sides only (not permitted, four-sided enclosures required).

6. 2023-DV3-007 (Amended) | 9539 Prospect Street (approximate address)

Warren Township, Council District #18, Zoned D-A (FF)

Jose A. Angel Nunez and Evelyn Y. Jacome Mazariegos

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of three commercial vehicles (not permitted), and the construction of a detached garage with a four-foot west side yard setback (15-foot side yard required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

7. 2023-SE3-002 | 186 South Post Road (approximate address)

Warren Township, Council District #18, Zoned D-2

Melony Moore, by Stephanie J. Truchan

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a religious use facility and a modification of development standards providing for an exemption of landscaping requirements and a 47-foot wide parking area within the front yard (landscaping compliance required, maximum 30-foot wide parking area permitted in front yard).

8. 2023-DV3-011 | 1855 North Shadeland Avenue (approximate address)

Warren Township, Council District #19, Zoned C-4

MG Oil Inc., by Cindy Thrasher

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 23-foot tall illuminated pole sign, within 10 feet of a protected district (maximum height of 20 feet permitted, illumination not permitted within 50 feet of a protected district).

9. 2023-DV3-013 | 7424 East Washington Street (approximate address)

Warren Township, Council District #19, Zoned C-4 (TOD)

Dahm No. 7, LLC d/b/a Crew Carwash, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for digital display on an existing pole sign (not permitted) within 129 feet of a protected district (digital display not permitted within 400 feet of a protected district) and legally establish its height of 24.5 feet tall (maximum height of 20 feet permitted).

10. 2023-UV3-005 | 5220 East Minnesota Street (approximate address)

Warren Township, Council District #18, Zoned D-5 (FW) (FF)

Sandra Biamonti, by Timothy O'Connor

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of a commercial vehicle and a permanent portable storage container (not permitted, portable storage containers limited to 30 consecutive days).

11. 2023-UV3-007 | 7802 Hague Road (approximate address)

Lawrence Township, Council District #4, Zoned SU-2

Metropolitan School District of Lawrence Township of Marion County, Indiana, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a 12-foot-tall monument sign (maximum height of five feet permitted) with digital display within 80 feet of a protected district (not permitted, no digital display permitted within 400 feet of a protected district).

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.