



Board of Zoning Appeals Division I (August 1, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, August 01, 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-DV1-032 | 515 South East Street

Center Township, Council District #16, Zoned D-8 (RC) (TOD)
Daniel G Corsaro Family Investments LLC, by Mark Demerly

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for vehicular access from Warsaw Street (access from improved alleys required).

****Continuance requested by staff to September 5, 2023**

2. 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 by petitioner to September 5, 2023**

3. 2022-UV1-009 (rehearing) | 8930 West Washington Street

Wayne Township, Council District #22, Zoned C-4 (FW)
S&S Center, LLC, by Sylvia B. Miller

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the continuation of automobile and motorcycle sales (not permitted).

****Automatic Continuance to September 5, 2023 to be acknowledged**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 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).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

5. 2023-DV1-022 (Amended) | 2247 Broadway Street

Center Township, Council District #17, Zoned D-8
Reuben & Katherine Maust, by Peter Meehan

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house with a secondary dwelling containing 1,085 square feet (maximum 720 square feet permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

6. 2023-DV1-021 | 1931 Lake of the Pines Drive, 8535 & 8515 West 21st Street

Wayne Township, Council District #6, Zoned D-11
Lake of the Pines LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of up to 52 lots with mobile homes, without an underground safe room or the installation of walkways (1,040 square foot safe room required for 52 lots and installation of walkways required) with 22-foot-wide pavement (24 feet required).

7. 2023-DV1-025 | 5010 East 16th Street

Center Township, Council District #12, Zoned C-4 / D-5
Mart Properties LLC, by William Faber

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 115-foot tall monopole wireless communication facility with a five-foot tall lightning rod, for a total height of 120 feet within 25 feet of a protected district (maximum height of 70 feet permitted within 500 feet of a protected district) without the required perimeter landscaping (10-foot wide landscape yard around the perimeter of the tower enclosure required) and a six-foot tall fence with one-foot of barbed wire (barbed wire prohibited).

8. 2023-UV1-010 | 1946 North Euclid Avenue

Center Township, Council District #17, Zoned D-5
Daria Powell, by Kevin J. Powell

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of a single-family dwelling into a multi-unit house (2 units) (not permitted) and conversion of the detached garage into a third dwelling unit (not permitted) without any of the units on site being owner occupied (secondary dwelling units only permitted with single-family detached dwellings and owner shall occupy a unit on the lot as their permanent residence).

9. 2023-UV1-013 | 5320 West Vermont Street

Wayne Township, Council District #15, Zoned C-4
Josh Investment Inc., by Pat Rooney

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 42-unit multi-family dwelling project (not permitted) with a 17-foot east transitional yard and 16-foot south transitional yard (20-foot transitional yards required), 29 parking spaces (31 required for multi-family), and deficient landscaping and lighting elements (landscaping and photometric standards required).

10. 2023-UV1-014 | 7006 Southeastern Avenue

Franklin Township, Council District #18, Zoned I-1

The Auto Center, by Mitchell A. Ray

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a personal motor vehicle repair shop within the existing building (not permitted) with outdoor storage of motor vehicles awaiting repair within 70 feet of a protected district without the required screening (outdoor storage not permitted within 500 feet of a protected district, solid screened enclosure required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

11. 2023-DV1-031 | 1409 Fletcher Avenue

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

Dan Barber, by Bob Abbott

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with three-foot side yard setbacks (five-foot side yard setbacks required).

12. 2023-DV1-033 | 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 resulting in a three-foot front yard setback, a zero-foot west side yard setback, a three-foot eastern side yard setback and an open space of 31 percent (minimum 10-foot front yard setback, five-foot side yard setbacks and 40 percent open space required).

13. 2023-DV1-035 | 1310 West 26th Street

Center Township, Council District #11, Zoned D-5 (W-5)

Allan Pingul, by Jeremy Littell

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling and secondary dwelling unit, each with three-foot side yard setbacks (five-foot side yard setbacks required).

14. 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).

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.