



Board of Zoning Appeals Division II (September 12, 2023) Meeting Agenda

Meeting Details

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

Date: Tuesday, September 12, 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-UV2-004 | 2029 Massachusetts Avenue**
Center Township, Council District #17, Zoned C-3
Shanea Howell, by Sarah Walters

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing dwelling (not permitted) and provide for an addition with a six-foot front setback from Jefferson Avenue (10-foot setback required) with garage access from Jefferson Avenue (access from an improved alley required).

****Continuance requested by petitioner**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. **2023-DV2-020 | 1538 Ringgold Avenue**
Center Township, Council District #21, Zoned D-5 (TOD)
AKS Capital LLC, by Luke Childers

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

3. **2023-DV2-023 | 3159 North Pennsylvania Street**
Center Township, Council District #9, Zoned D-5 (TOD)
Nottingham Properties LLC, by Matthew Peyton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a five-foot rear yard setback (20-foot rear yard setback required).

4. **2023-DV2-025 | 1449 Olive Street**
Center Township, Council District #21, Zoned D-5 (TOD)
Two Chicks & A Hammer Inc. – 1449 Olive LLC, by Brittany DeLucio

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with 1.3-foot north side yard setback and a two-foot corner side setback (five-foot side yard setback required).

5. 2023-UV2-010 | 4002 Broadway Street

Washington Township, Council District #7, Zoned D-5 (TOD)
Eclectic Soul V.O.I.C.E.S. Corporation, by Russell Brown

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a Transitional Living Quarters for Youth (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

6. 2023-DV2-015 | 1133 South Illinois Street

Center Township, Council District #16, Zoned D-8
Hoosier Renovators LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit multi-unit house on a 30-foot-wide lot (minimum 35-foot wide lot required) with a three-foot front yard setback from Illinois Street (minimum 10-foot front yard setback required) and a sidewalk with a zero-foot side yard setback (minimum two-foot side yard setback required).

7. 2023-DV2-017 (Amended) | 717 East 27th Street

Center Township, Council District #17, Zoned D-8
Lamond Jay Henderson, by Myron Cheeks

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-story duplex on a 50-foot wide lot with an area of 3,250 square feet (three-story not permitted, minimum lot width of 60 feet and area of 7,200 square feet required) and a main floor area of 360 square feet per unit (660 square-foot minimum main floor area required) with a five-foot rear yard setback (20-foot rear yard setback required) having 44% open space (60% open space required).

8. 2023-UV2-009 | 1540 South East Street

Center Township, Council District #16, Zoned C-3
1540 East LLC, by Mark and Kim Crouch

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor within 70 feet of a protected district (500 feet of separation required) and a bar within 48-feet of a protected district (100 feet of separation required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

9. 2023-DV2-021 | 5000 Nowland Avenue

Center Township, Council District #12, Zoned SU-2 / D-5
Roman Catholic Archdiocese of Indpls Properties Inc., by Chris Hyink

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of an 8.08-foot tall monument sign with digital display (maximum five-foot monument sign permitted, digital display not permitted).

10. 2023-DV2-022 | 5000 Nowland Avenue

Center Township, Council District #12, Zoned SU-2 / D-5
Roman Catholic Archdiocese of Indpls Properties Inc., by Leslie Steinert

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing parking lot resulting in 220 total parking spaces (maximum of 197 parking spaces permitted).

11. 2023-DV2-024 | 2507 Willowbrook Parkway

Washington Township, Council District #9, Zoned C-3 (W-1) (FF)
DAST 2 LLC, by Joseph Lese

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a 10-foot tall decorative perimeter fence (maximum fence height of 3.5-feet within front yards, and six-feet within side and rear yards).

12. 2023-DV2-026 | 5515 Guilford Avenue

Washington Township, Council District #9, Zoned D-5 (TOD)
Anthony & Julia Nicholson, by Jerry Meyers

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house with a two-foot northern side yard setback (five-foot side yard setback required).

13. 2023-UV2-008 | 1718 South East Street

Center Township, Council District #16, Zoned C-3
Captain Mike's Holding Corp, by Mark and Kim Crouch

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a bar within 68 feet of a protected district (100-foot separation required) and to allow for a deck with a zero-foot front yard setback, encroaching 2.3-feet into the right-of-way of East Street (10-foot front yard setback required, encroachment into the right-of-way 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.**