



**Board of Zoning Appeals  
Board of Zoning Appeals Division III (June  
18, 2024)  
Meeting Agenda**

## Meeting Details

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

**Date:** Tuesday, June 18, 2024

**Time:** 1:00 PM

**Location:** Room 1808, 18th Floor, City-County Building, 200 E. Washington Street

## Business:

### Adoption of Meeting Minutes:

### Special Requests

#### PETITIONS REQUESTING TO BE CONTINUED:

## Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

1. **2024-DV3-017 | 2863 Sutherland Ave.**  
Center Township, Council District #8, Zoned D-5  
David E. Miller

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a driveway providing vehicle access from Sutherland Avenue (exclusive access from an improved alley required).

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

2. **2024-UV1-008 | 5120 Senour Road**  
Franklin Township, Council District #25, Zoned SU-2/D-4  
Franklin Township Multi School Building Corporation, by Craig Flandermeyer

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 7.583-foot tall monument sign (five-foot sign permitted) with a 36.432 square foot digital display (not permitted).

3. **2023-SE2-002A (Amended) | 3210 Chief Lane**  
Decatur Township, Council District #22, zoned I-3  
Reagan Outdoor Advertising, by Jon Campbell

Special Exception of the Consolidated Zoning and Subdivision Control Ordinance to provide for the relocation of a legally established Outdoor Advertising Sign due to a highway widening and improvement of I-69 by a state agency, along a freeway within I-465 (not permitted).

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

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

4. **2024-DV3-015 | 2522 S. Pennsylvania St.**  
Center Township, Council District #18, Zoned D-5  
Juan Guardado, by Joseph D. Calderon

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

**\*\* Staff to request continuance on petitioners behalf, to the July 16, 2024 hearing of Division III, in order to allow for sufficient notice**

5. **2024-DV3-018 | 3805 S. East St.**  
Perry Township, Council District #23, Zoned C-5  
S & L Properties Indianapolis East LLC, by Lora Trent

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 30-foot tall pylon sign (maximum 25-foot height permitted) within 222 feet of another freestanding sign (300-foot separation required) with a 36.44 square foot digital display within 270 feet of a protected district (600-foot separation required).

**\*\*Petitioner requests continuance to the July 16, 2024 BZA Div III Hearing with Notice.**

**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.