



# Board of Zoning Appeals Division I (February 6, 2024) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, February 06, 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

#### PETITIONS REQUESTING TO BE CONTINUED:

**1. 2023-UV1-027 | 7425 Westfield Boulevard**

Washington Township, Council District #2, Zoned D-4 (TOD) (FF)  
7425 Westfield Boulevard LLC, by Michael Lang

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a mental health treatment facility (not permitted) with 20 off-street parking spaces (31 parking spaces required).

**\*\*Staff requests continuance to March 5, 2024 hearing of Division I**

**2. 2024-DV1-003 | 7219 92nd Street**

Pike Township, Council District #1, Zoned D-1  
Daniel & Sarah Richardt, by Jay Christman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 26.5-foot tall pole barn with a four-foot front yard setback from, and within the front yard of Moore Road (maximum height of 24 feet permitted, 30-foot front yard setback required, accessory structures not permitted in front yards).

## Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

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

**3. 2023-SE2-001A | 2400 Roosevelt Avenue**

Center Township, Council District #17, Zoned I-3  
Reagan Outdoor Advertising, by Michelle Noppenberger

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 and SR-37 by a state agency, along a freeway within I-465 (not permitted).

## PETITIONS FOR PUBLIC HEARING (Continued Petitions):

### 4. 2023-UV1-021 | 7040 Rockville Road

Wayne Township, Council District #15, Zoned D-3  
Donald P. Quass, by David Gilman

Variance of use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a secondary dwelling unit, without an owner living on site (not permitted), with a zero-foot west side yard setback (six-foot side yard setback required).

### 5. 2023-UV1-028 | 7429 Westfield Boulevard

Washington Township, Council District #2, Zoned D-4 (TOD) (FF)  
7425 Westfield Blvd LLC, by Michael Lang

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot (prohibited) with a zero-foot front yard setback from Helen Drive and a zero-foot west side yard setback and deficient landscaping (20-foot front yard, four-foot side yard setbacks and landscaping required).

**\*\* Petitioner requests withdrawal**

## PETITIONS FOR PUBLIC HEARING (New Petitions):

### 6. 2024-DV1-001 | 4120 North Illinois Street

Washington Township, Council District #7, Zoned D-5 (MSPC)  
Emily West, by Paul Ewer

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for building additions resulting in a four-foot south side yard setback (seven-foot side yard setbacks required).

### 7. 2024-DV1-002 | 5449 North Pennsylvania Street

Washington Township, Council District #7, Zoned D-4 (MSPC)  
Robert King and Mary McCrate, by Mark Demerly

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for building additions resulting in a nine-foot rear yard setback (20-foot rear yard setback required).

### 8. 2024-DV1-004 | 1416 English Avenue

Center Township, Council District #18, Zoned D-5II  
Ebuka Enogu, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a carriage house resulting in an 8-foot rear yard setback and encroaching within the clear sight triangle of intersecting alleys (encroachment of clear sight triangles prohibited).

### 9. 2024-UV1-001 | 5914 and 5920 East Stop 11 Road

Franklin Township, Council District #25, Zoned C-3  
Epple LLC, by Andrew Wert

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor operations associated with a fitness center (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](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.