



**Board of Zoning Appeals  
Board of Zoning Appeals Division II (May  
21, 2024)  
Meeting Agenda**

## Meeting Details

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

**Date:** Tuesday, May 21, 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:

### Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

- 1. 2024-DV2-017 | 4361 East 75th Street**  
Washington Township, Council District #3, Zoned D-A  
Michael & Carly Dury, by Michael Mattingly

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage within the front yard (not permitted) and a second residential accessory structure with a height of 32 feet (maximum height of 24 feet permitted).

- 2. 2024-UV2-007 | 5314 West 38th Street**  
Pike Township, Council District #5, Zoned C-4  
Rama Inc., by Pat Rooney

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a driveway with stacking spaces located within the front yard and a service unit facing 38th Street (not permitted).

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

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

- 3. 2023-SE2-002 (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).

**4. 2023-DV2-032 | 911 Sanders Street**

Center Township, Council District #21, Zoned D-5 (TOD)  
E&D Hopkins LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of:

A single-family dwelling:

- a) On a medium lot typology with an area of 2,817 square feet (minimum lot area of 7,200 square feet required);
- b) A six-foot front yard setback from Sanders Street (20-feet required);
- c) A three-foot front yard setback from Hartford Street (20-feet required);
- d) A five-foot front yard setback from I-65;
- e) A five-foot rear yard setback (20-foot rear yard setback required);
- f) An open space of 40 percent (60 percent required); and
- g) A front-loaded garage comprising 100 percent of a façade along Hartford Street (prohibited).

**5. 2024-DV2-002 (Amended) | 4645 Tempe Court**

Decatur Township, Council District #21, Zoned D-5  
Michael & Mary Morris, by Cindy Thrasher

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 360-square-foot shed with a one-foot rear yard setback (20-foot rear yard setback required).

**\*\* Petitioner to withdraw**

**6. 2024-DV2-010 | 1105 South Harding Street**

Center Township, Council District #18, Zoned C-4  
Saini Brothers & Sons Inc., by Christian Badger

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station with two single-loaded rows of parking between the building and right-of-way (limited to 1 single-loaded row of parking) and without the required frontage landscaping (10 trees and 45 shrubs required) or interior landscaping (minimum 8-foot wide landscaped area for a total area of 2,842 square feet and 15 trees required).

**\*\* Petitioner to request withdrawal of request**

**7. 2024-UV2-002 | 5102, 5111, 5117, 5122, 5127, 5139, 5143, 5210 and 5282 East 65th Street**

Washington Township, Council District #3, Zoned I-2  
Schmoll Development Company L.P. and Greg Schmoll, by S. Gregory Zubek

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the following as primary uses: sports performance training uses; physical fitness and athletics instruction and training; and dance and gymnastics instruction (not permitted).

**8. 2024-UV2-005 | 4925 Southport Road**

Decatur Township, Council District #21, Zoned D-A  
Estrada Siding LLC, by Dan Jackson

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a commercial contractor including the outdoor storage of commercial vehicles and supplies (not permitted).

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

**9. 2024-DV2-013 | 2801 South Illinois Street**

Center Township, Council District #18, Zoned D-5  
Phillip Padilla

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex with vehicle access from Illinois and Gimber Streets (exclusive access from improved alleys required).

**10. 2024-DV2-014 | 5113 Guilford Avenue**

Washington Township, Council District #7, Zoned D-5 (TOD)  
Jordan C. Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a detached garage with a 4.58-foot south side yard setback (five feet required).

**\*\* Petitioner to withdraw**

**11. 2024-DV2-015 | 2366 Winthrop Avenue**

Center Township, Council District #8, Zoned D-8  
Angela and Kendrick Davis, by Sharmin Frye

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a 35-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted).

**\*\* Staff to request a continuance to the July 9, 2024 hearing to further review the request for additional filing requirements**

**12. 2024-DV2-016 | 921 East 24th Street**

Center Township, Council District #8, Zoned D-8  
Angela Davis, by Sharmin Frye

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 34-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted), with a three-foot west side yard setback (five feet required) and a front-loaded garage (prohibited along terrace frontages) resulting in an open space of 24 percent (40 percent required).

**\*\* Staff is request a continuance to the July 9, 2024 hearing in order to further review the request for additional filing requirements**

**13. 2024-DV2-018 | 4032 Crooked Creek Overlook**

Washington Township, Council District #6, Zoned D-2  
Onward Estates LLC, by Tyler Ochs

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a six-foot tall perimeter fence (maximum 3.5-foot tall permitted within front yards).

**14. 2024-DV2-019 | 6176 Carrollton Avenue**

Washington Township, Council District #7, Zoned D-5 (TOD)  
JLILY LLC, by Ted Darnall

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling and attached carport with a 3-foot southern side yard setback (five-feet required).

**\*\* Petitioner to request continuance to the June 11, 2024 hearing of Division II in order to amend the request**

**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.