



**Board of Zoning Appeals  
Board of Zoning Appeals Division I  
(October 1, 2024)  
Meeting Agenda**

**Meeting Details**

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

**Date:** Tuesday, October 01, 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. **2024-DV1-030 | 7848 Melbourne Road**  
Pike Township, Council District #1, zoned D-3  
Jose & Maria Arroyo, by James P. Mack

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage, being two-foot taller than the primary building (not permitted).

**\*\*Staff to request continuance to November 7, 2024 hearing of Division I, due to insufficient notice**

2. **2024-UV1-014 | 6301 Lafayette Road**  
Pike Township, Council District #1, zoned D-4  
Robinson Rental Solutions LLC

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a childcare facility (not permitted) with 27 parking spaces located within the right-of-way, including maneuverability (not permitted) and 34 spaces provided (maximum 22 spaces permitted).

**\*\*Petitioner requesting continuance to the November 7, 2024 hearing of Division I**

3. **2024-UV1-017 | 1016 Tecumseh Street**  
Center Township, Council District #13, zoned D-8  
Indy Opportunity Biz LLC, by William A Bentley II

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of two three-unit apartment buildings on a lot improved with a two-unit multi-unit home (one primary building per lot permitted).

**\*\*Petitioner to request a continuance to the November 7, 2024 hearing of Division I**

4. **2024-UV1-021 | 6740 Acton Road**  
Franklin Township, Council District #25, zoned D-A  
Yadwinder and Didarbir Singh, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of three semi-trucks and tractor trailers, as part of a goods transportation business (not permitted).

**\*\*Automatic continuance filed by petitioner to the November 7, 2024 hearing of Division I**

**5. 2024-UV1-022 | 9111 Crawfordsville Road, Town of Clermont**

Wayne Township, Council District #11, zoned C-3 / I-2  
Rancho Enterprises Inc., by Mark and Kim Crouch

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a commercial contractor business, per the filed site plan and plan of operation.

**\*\*Automatic Continuance filed by registered neighborhood organization to the November 7, 2024 hearing of Division I**

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

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

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

**6. 2024-DV1-017 | 2715 & 2719 Madison Avenue**

Center Township, Council District #18, zoned C-5  
TGA SC Global Indy I LP, by Jay Ingrassia

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall wooden privacy fence and a six-foot tall chain link privacy fence within the front yards of Madison Avenue and East Street (maximum fence height of five feet permitted) with the chain link fence along East Street being topped with barbed wire (prohibited, chain link fences not permitted within the front yard) and encroaching within the clear sight triangle of the driveways along East Street (not permitted).

**7. 2024-DV1-025 | 6438 Marble Lane**

Franklin Township, Council District #24, zoned D-2  
Patricia Moore

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a fence with a maximum height of eight feet within the side yards and front yard of Marble Lane (maximum height of six feet in side yards, 3.5 feet in front yards permitted).

**8. 2024-UV1-011 (Amended) | 5151 South Franklin Road**

Franklin Township, Council District #25, zoned I-2  
Zahn Real Estate LLC, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for warehousing with outdoor storage within 85 feet of a protected district (not permitted within 500 feet of protected districts) with deficient transitional yard landscaping and 24 parking spaces (59 spaces required), and the construction of several buildings with a minimum of an 10-foot transitional side yard and 40-foot rear transitional yard (50 feet required) and a 48-foot front transitional yard (100 feet required).

**9. 2024-UV1-013 | 5501 East 71st Street**

Washington Township, Council District #3, zoned C-1  
Rock Investments LLC, by Tyler Ochs

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an indoor event center and banquet hall (not permitted).

**10. 2024-UV1-015 (Amended) | 3402 Georgetown Road**

Wayne Township, Council District #5, zoned C-3 (FF)  
Georgetown Parcel I LLC, by Thomas Potts Schmidt

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing liquor store (not permitted) within twenty feet of a protected district (100-foot separation required) with

zero-frontage trees and deficient landscaping (eight trees, landscaping required) and zero bicycle parking spaces provided (three bicycle spaces required).

## PETITIONS FOR PUBLIC HEARING (New Petitions):

### 11. 2024-DV1-029 | 9540 Maze Road

Franklin Township, Council District #25, zoned D-A  
Terry Johnson, by David A. Retherford

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the subdivision of a ten-acre lot, with one lot containing the existing primary building with a 27-foot east side yard setback (30 feet required) and having a lot width between 78 and 196 feet (250-foot lot width required) with the proposed second lot containing a 130-foot lot width.

### 12. 2024-DV1-031 | 8040 Southport Road

Franklin Township, Council District #25, zoned C-3 / C-S  
DRGSF Outlot One LLC, by Elizabeth Bentz Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a freestanding pylon sign, being the fifth freestanding sign along Southport Road (maximum of two permitted).

### 13. 2024-UV1-018 | 2243 Massachusetts Avenue

Center Township, Council District #8, zoned C-7 / D-8  
INCERTEC Heat Treating LLC, by John Ferrier

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding surface parking lot (not permitted) with a six-foot tall decorative fence within the front yard of Brookside Avenue (maximum height of 3.5-feet permitted).

### 14. 2024-UV1-019 | 2562 North Bancroft Street

Center Township, Council District #8, zoned I-3 / D-4 (FF) (FW)  
Edward Hansen, by James Pierce

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a non-permitted minor residential structure (not permitted) within the floodway fringe (only permitted within Floodway Fringe if less than 70 percent of the primary building), being larger and taller than the primary building (not permitted).

### 15. 2024-UV1-020 | 3450 Winthrop Avenue

Center Township, Council District #8, zoned D-5  
Wehome LLC, by Navneet Kaur

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for operation of a mobile spa (not permitted) within a recreational vehicle parked within the front yard on a non-hard surfaced area (hard surfaced area required).

## 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.