



# Board of Zoning Appeals BZA Division III (February 20, 2024) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, February 20, 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. **2023-SE3-005 (Amended) | 6179 East 26th Street**

Warren Township, Council District #9, Zoned D-A  
Iglesia De Dios Israelita El Elohe Israel II Inc., by Marco Antonio Vazquez

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses with a 5.5-foot tall, 21-square foot monument sign (not permitted).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 37-foot wide parking area within the front yard of Sheridan Avenue (parking area width limited to 30 feet within front yards).

### 2. **2024-DV3-002 | 6161 East 82nd Street**

Lawrence Township, Council District #4, Zoned C-3 (FF)  
Gilligan Company, by Mike Friend

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a drive-through and stacking space within the front yard of Knue Road, without the required service unit screening (not permitted within front yards along rights-of-way greater than 30 feet wide, and screening required).

### 3. **2023-UV3-026 | 4328 East Michigan Street**

Center Township, Council District #12 (#13 Beginning 2024), Zoned MU-1  
Robert McInteer

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an existing building to a duplex (not permitted) with one-foot front yard setbacks from Michigan Street and Euclid Avenue and a six-foot west side yard setback (12-foot front yard, 10-foot side yard

setbacks required) with vehicular access from Euclid Avenue (exclusive vehicular access from an improved alley required).

4. **2024-UV3-001 | 1615 West Edgewood Avenue**  
Perry Township, Council District #22, Zoned C-4  
GND Property Inc., by Epifanio Carbajal

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for primary and accessory residential uses (not permitted).

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

5. **2023-DV3-050 | 805 and 825 South Kitley Avenue**  
Warren Township, Council District #18 (#20 Beginning 2024), Zoned I-4 / C-7  
Kitley Avenue Properties LLC, by J. Murray Clark and Mark R. Leach

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an eight-foot-tall fence and gate within the front yard of Kitley Avenue (maximum height of six feet permitted).

6. **2023-UV1-023 | 7217 Woodland Drive**  
Pike Township, Council District #1, Zoned C-4  
Enterprise Leasing Company of Indianapolis, LLC, by Joseph D. Calderon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a car and truck rental facility with associated outdoor storage (not permitted).

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

7. **2023-SE3-006 | 1140 Dr. Martin Luther King Jr. Street**  
Center Township, Council District #11, Zoned SU-2 / D-8 (RC)  
SMJ International o/b/o ATC, by Aaron Adelman

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a wireless communications facility with a 120-foot tall monopole tower and a four-foot lightening rod.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wireless communication facility without the required perimeter landscape screening (minimum 10-foot landscape yard required).

8. **2023-UV3-022 | 8345 Bash Street**  
Lawrence Township, Council District #3, Zoned C-4  
CF Laughner Associates, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building to be used for automobile sales (not permitted).

9. **2023-UV3-024 | 2745 and 2815 Curry Road**  
Warren Township, Council District #14, Zoned D-A  
David Palacios, by Joseph D. Calderon

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

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

10. **2024-DV3-001 | 6027 Castlebar Circle**  
Lawrence Township, Council District #3, Zoned D-2  
Audrey Dressel, by Russell Brown

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall fence within the front yard of Circlewood Road (maximum 3.5-foot tall fence permitted) and an 88-foot wide parking area within the front yard of Castlebar Circle (maximum 30-foot wide parking area permitted).

**11. 2024-DV3-003 | 3308 North Mitthoefer Road**

Warren Township, Council District #15, Zoned I-3 / I-4  
The Finish Line Inc., by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of two incidental signs, each encroaching 4.5-feet into the right-of-way of Mitthoefer Road (prohibited), with the north sign located 70-feet from a dwelling district (100-foot transitional yard 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.