



**Board of Zoning Appeals
Board of Zoning Appeals Division I
(January 7th, 2025)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, January 07, 2025 **Time:** 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

Business:

Adoption of Meeting Minutes

Special Requests

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****Petitioner requests that this petition be withdrawn, requiring the Boards acknowledgement**

2024-UV1-025 | 1601 North College Avenue

Center Township, Council District #13, zoned C-3
NORAL LLC, by Haley Walker

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing liquor store, within less than 13 feet of protected districts to the north, east and south (not permitted, 100-foot separation required).

****Petitioner has requested that this petition be withdrawn, requiring the Boards acknowledgement**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2024-UV1-030 | 2927 West Washington Street

Warren Township, Council District #18, zoned C-4 (TOD)
Teklit Fecadu

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a five-unit multi-family building(not permitted).

****Staff to request a continuance to the February 4, 2025 hearing in order to allow for the submittal of additional materials**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. **2024-DV1-038 | 2511 Columbia Avenue**
Center Township, Council District #8, zoned D-5
Bentley Construction LLC, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-family dwelling on a 28-foot-wide lot (60-foot width required), a 53% open space percentage (60% open space required), and a 5,746 sqft lot (7,200 sqft required).

3. **2024-DV1-049 | 3830 Meadows Drive**
Washington Township, Council District #8, zoned D-P / C-4 / D-5 (TOD) (W-5)
Health & Hospital Corporation of Marion County, by Chad Butler

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a medical laboratory with a 28% front building line along Meadows Drive (80% front building line required), one public entry on the east façade (minimum three public entries required) and a loading/service area within the front yard of Rural Street (not permitted), with a parking area providing a 9.7-foot front yard setback from Meadows Drive (not permitted, 50-foot setback required).

4. **2024-UV1-031 | 1328 South Belmont Avenue**
Wayne Township, Council District #17, zoned C-1
Paula Almanza Gonzalez and Carlos Juarez, by Epifanio Carbajal

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling(not permitted) and a parking pad with a zero-foot rear transitional yard (eight feet required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

5. **2024-DV1-033 | 7401 Holliday Drive West, Town of Meridian Hills**
Washington Township, Council District #2, zoned D-1
Ezra & Sonja Burdix

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of a primary dwelling resulting in a 33-foot front yard setback along 74th Street (46.75-foot setback required).

6. **2024-UV1-023 | 7780 Michigan Road**
Pike Township, Council District #1, zoned C-1 / C-3 / D-A (FW) (FF)
Wagner Michigan Road LLC, by Ingris Velasquez

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a grocery store, eating establishment and event center (not permitted) utilizing the existing 55-space multitenant parking area and with no bicycle parking (required).

7. **2024-UV1-024A | 4723 South Emerson Avenue**
Franklin Township, Council District #24, zoned C-S
CFT NV Developments LLC, by Ross McArthur

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a pylon sign, being the third freestanding sign along Emerson Avenue, within 105 feet and 200 feet of existing signs (maximum of two pylon signs permitted, 300-foot separation required) and an additional 10-foot tall drive-thru sign for each drive lane (one sign per drive lane permitted, six-foot tall maximum permitted).

8. **2024-UV1-027 | 7720 West New York Street**
Wayne Township, Council District #16, zoned I-2
Elite Solutions Group LLC, by Mitch Sever

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a heavy truck and equipment service and repair center, with outdoor storage and operations

exceeding 25 percent of the floor area of enclosed building and within 15 feet of a protected district (not permitted, outdoor storage and operations not permitted within 500 feet of a protected district) and providing 20-foot side transitional yards (30 feet required).

9. 2024-DV1-037 | 2402 East 38th Street

Washington Township, Council District #8, zoned C-5 (TOD)
Popeyes Louisiana Kitchen Inc., by Gilligan Company

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the renovation of an existing eating establishment including an additional drive-thru lane within the front yard of Keystone Avenue (not permitted) and deficient primary entry transparencies along the east and west facades (required).

****Petitioner to request a continuance to the February 4, 2025 hearing of Division I**

PETITIONS FOR PUBLIC HEARING (New Petitions):

10. 2024-DV1-044 | 289 North Cole Street

Wayne Township, Council District #16, zoned D-4
Humberto Carreon Rubio, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a greater floor area than and forward of the primary building (not permitted).

11. 2024-DV1-045 | 4496 Saguaro Trail

Pike Township, Council District #6, zoned I-2
Shear Saguaro LLC, by Justin W. Leverton, Esq.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an 11-foot rear yard setback (30 feet required).

****Automatic continuance filed by the Petitioner, continuing this to the February 4, 2025 hearing of Division I**

12. 2024-DV1-046 | 8654 West 86th Street

Pike Township, Council District #1, zoned D-2 / D-S (FF)
Gary A. & Mickey K. James

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a six-foot tall decorative fence within the front yard of 86th Street (maximum height of 3.5-feet permitted).

13. 2024-DV1-047 | 1919 Mansfield Street

Center Township, Council District #12, zoned D-5 (W-1)
James & Mary Holman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a driveway accessing Mansfield Street (exclusive vehicular access of improved alleys required).

14. 2024-DV1-048 | 5541 North Kenwood Avenue

Washington Township, Council District #7, zoned D-5 (MSPC) (FF)
John Stuart Alexander & Warren Cangany, by Laurie Tinsley

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a 15-foot rear yard setback (20 feet required).

****Petitioner to request a continuance and transfer of this petition to the January 14, 2025 hearing of Division II**

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. Written objections to a proposal are encouraged to be filed via email at 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.