



## Board of Zoning Appeals BZA Division II (May 16, 2023) Meeting Agenda

### Meeting Details

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

**Date:** Tuesday, May 16, 2023

**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-DV2-004 | 849 South Belmont Avenue (approximate address)

Center Township, Council District #16, Zoned D-5

D.G. Kidanemhret Eritrean Orthodox Tewahdo Cathedral, Inc., by Biniam Sahlezghi Kifle

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide a 54-inch decorative fence within the front yards and clear sight triangle of Belmont Avenue and Wyoming Street (maximum 3.5-foot-tall fence permitted, encroachments within clear sight triangles prohibited).

**\*\*Staff is requesting a continuance to a later date in order to further review the request.**

##### 2. 2023-DV2-005 | 4540 North Park Avenue (approximate address)

Washington Township, Council District #7, Zoned D-2 (TOD)

Thomas and Kelly Creveling, by Mark Demerly

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house with a secondary dwelling containing 850 square feet (maximum 720 square feet), resulting in an open space of 72 percent (75 percent open space required).

**\*\*Staff is requesting a continuance to the June 13, 2023 hearing due to a an error related to the publication of notice.**

##### 3. 2023-DV2-006 | 231 Hendricks Place (approximate address)

Center Township, Council District #17, Zoned D-8 (TOD)

Gino Liongson and Aaron Ferris, by Sarah Walters

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with an attached garage resulting in a 5.5-foot rear yard setback (15-foot rear yard setback required).

**\*\*Due to a publication error, Staff is requesting that this petition be continued and transferred to the May 23, 2023 hearing of Division III.**

**4. 2023-DV2-007 | 1502 West 25th Street (approximate address)**

Center Township, Council District #11, Zoned D-5 (W-5)

Damon and Monica Richards, by Andrew Brindley

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a five-foot corner side setback from Koehine Street (eight-foot corner side setback required).

**\*\*Due to a publication error, Staff is requesting that this petition be continued and transferred to the May 23, 2023 hearing of Division III.**

**5. 2023-DV2-008 | 3802 East 10th Street (approximate address)**

Center Township, Council District #12, Zoned C-4

Jabbo Investments LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of an automobile fueling station and laundromat with zero percent building transparency on the façade facing 10th Street and a maximum light level of 20.2 (average of 16.2) foot-candles under the fueling station canopy (40% façade transparency required, maximum average light level of 4.5 foot-candles permitted).

**\*A registered neighborhood organization has filed an automatic continuance, continuing this petition to the June 13, 2023 hearing.**

**6. 2023-DV2-009 | 6151 North Keystone Avenue (2419 East 62nd Street parcel address)**

Washington Township, Council District #2, Zoned C-4 and D-P

Kite Realty Group, by H.C. Klover Architect

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a restaurant with a drive through with service units and stacking spaces within the front yard, and without the required screening (service units and stacking spaces not permitted within the front yard, screening from public rights-of-way required), with 24 parking spaces (maximum of 23 parking spaces permitted).

**\*\*Staff is requesting a continuance to the June 13, 2023 hearing due to a an error related to the publication of notice.**

**7. 2023-UV2-004 | 2029 Massachusetts Avenue (approximate address)**

Center Township, Council District #17, Zoned C-3

Shanea Howell, by Sarah Walters

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing dwelling (not permitted) and provide for an addition with a six-foot front setback from Jefferson Avenue (10-foot setback required) with garage access from Jefferson Avenue (access from an improved alley required).

**\*\*Staff is requesting a continuance to the June 13, 2023 hearing due to a an error related to the publication of notice.**

**8. 2023-UV2-005 | 3721 East 10th Street (approximate address)**

Center Township, Council District #12, Zoned MU-1 and I-4

Miller Land LLC, by Cynthia A. Bedrick

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile repair shop (not permitted) with 11 parking spaces (20 spaces required).

**\*A registered neighborhood organization has filed an automatic continuance, continuing this petition to the June 13, 2023 hearing.**

**9. 2023-UV2-006 | 2320 Duke Street (approximate address)**

Washington Township, Council District #9, Zoned I-1 (W-1)

Sweezy & Sweezy Properties LLC, by David Kingen

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the use of a rubber press, a Heavy Manufacturing operation (not permitted).

**\*\*Staff is requesting a continuance to the June 13, 2023 hearing due to a an error related to the publication of notice.**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**10. 2023-MO2-001 | 5510 Millersville Road (approximate address)**

Washington Township, Council District #3, Zoned C-4

R. Michael Thomas, by Ted W. Nolting

Modification of Commitments related to 2021-DV2-019, which provided for the location of a temporary modular building with a three-foot south side transitional setback, which would expire two years from the date of approval, being May 11, 2021. The request is to extend this expiration date to May 11, 2025.

**11. 2023-UV2-002 (Amended) | 6627 Mann Road (approximate address)**

Decatur Township, Council District #20, Zoned D-A (FF) (FW)

Dennis Brackenridge, by Aaron McGee

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of five secondary dwellings, with entries not visible from the right-of-way (only one secondary dwelling permitted, entries must be visible from the right-of-way), with one of the secondary dwellings being taller than the primary dwelling (not permitted), on a lot where the property owner does not maintain their permanent residence (owner occupancy required) for use as part of a commercial campground (not permitted).

**12. 2022-UV3-022 (Amended) | 830 River Avenue (approximate address)**

Center Township, Council District #16, Zoned D-5 (RC)

Two Chicks & A Hammer 830 River LLC, by Austin Aynes

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-story duplex (maximum height of 2.5 stories permitted), on a 40-foot wide, 6,000-square foot lot (60-foot lot width, minimum area of 7,200 square feet required) with an open space of 48% (60% required) with a third and fourth dwelling within a detached garage (not permitted) with mechanical equipment, walking paths and patios encroaching within the side yard setbacks (five-foot setback required, walking paths must be two-feet from side lot lines).

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

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

**13. 2023-DV2-003 | 231 Wellington Road (approximate address), Town of Meridian Hills**

Washington Township, Council District #2, Zoned D-2

John & Erin Young, by Brian J. Tuohy

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage with an eight-foot east side yard setback and a 25.08-foot rear yard setback (12-foot side yard and 28.5-foot rear yard setbacks required).

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

### **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.