



# Board of Zoning Appeals Division I (November 14, 2023) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, November 14, 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-AP1-001 | 1511, 1531, 1539 and 1555 Deloss Street**

Center Township, Council District #17, Zoned I-2  
Cameron Perisutti

Appeal of the Administrator's Decision determining that the existing facility and associated accessory uses are legally established non-conforming uses.

**\*\*Automatic continuance to be acknowledged.**

2. **2023-DV1-048 | 1305 South Biltmore Avenue**

Wayne Township, Council District #22, Zoned D-3  
Virinia Morfin

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a masonry fence with a height varying between 32 inches and 6.2 feet tall, with 6.5-foot tall columns within the front yards of Biltmore Avenue and Chelsea Road (maximum height of 3.5 feet permitted, fence posts may only be one-foot taller than maximum permitted height of the fence), encroaching within the clear sight triangle and encroaching in the right-of-way of Biltmore Avenue and Chelsea Road (encroachment of clear sight triangles not permitted, encroachment of right-of-way not permitted).

**\*\*Continuance requested by staff.**

## Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

3. **2023-DV1-020 (Amended) | 4505, 4506, 4509, 4510, 4605, 4609, 4613, 4617, 4621, 4622 and 4625 West Caven Street**

Wayne Township, Council District #22, Zoned D-5  
Project 65 LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of single-family dwellings on each lot with front-loaded garages in excess of 30% of the façade at the building line (garages limited to 30% of the width of the front façade when located 0-12 feet behind front

building line) and allow for a three-foot corner side yard setback at 4622 West Caven Street (eight-foot corner side setback required), 16-foot front setbacks at 4505, 4605, 4613, and 4621 Caven Street, 17-foot front setback at 4510 Caven Street (20 to 50-foot front setback required for neighborhood yard frontages), and a six-foot corner side yard setback at 4625 Caven Street (eight-foot corner side setback required).

**4. 2023-UV1-022 | 5330 West Morris Street**

Wayne Township, Council District #22, Zoned C-3 / SU-9 (TOD)  
Adriano Montas, by Jorge Oscar Gonzales

Variance of use of the Consolidated Zoning and Subdivision Ordinance to allow for primary and accessory single-family uses and structures, including the construction of a detached garage.

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

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

**5. 2023-UV1-019 | 2994 North Arlington Avenue**

Warren Township, Council District #13, Zoned C-3  
Roys Towing LLC, by David E. Dearing

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile sales and repair business, per the plan of operation (not permitted), and a six-foot tall chain link fence and security gates within the front yard of Arlington Avenue and 30th Street (maximum height of 3.5-feet permitted, chain link fencing not permitted in front yards) and encroaching within the driveway and intersection clear sight triangles along Arlington and 30th Street (encroachment of clear sight triangles not permitted).

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

**6. 2023-DV1-054 | 530 West 44th Street**

Washington Township, Council District #7, Zoned D-5  
James Hall

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 754-square foot carriage house (maximum square footage of 720 square feet permitted) with a five-foot corner side yard setback from Sunset Avenue (10-foot required) and a 2.5-foot rear yard setback (five-foot setback required).

**7. 2023-UV1-021 | 7040 Rockville Road**

Wayne Township, Council District #15, Zoned D-3  
Donald P. Quass, by David Gilman

Variance of use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a secondary dwelling unit, without an owner living on site (not permitted), with a zero-foot west side yard setback (six-foot side yard setback required).

**8. 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).

**9. 2023-UV1-024 | 3348 North Sherman Drive**

Center Township, Council District #17, Zoned D-5  
Vivian L. Randolph

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for operation of a commercial garden, food processing center and eating establishment (not permitted), with the primary building having a front setback of 135 feet from Sherman Drive (maximum 50-foot setback permitted).

**10. 2023-UV1-025 | 11150 Maze Road**

Franklin Township, Council District #25, Zoned D-A  
Michael T. and Nicole M. Cole, by Raymond A. Basile

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for operation of a construction contractor, including the on-site storage of 11 commercial vehicles associated with the use (not permitted).

**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.