



## Board of Zoning Appeals BZA Division II (February 14, 2023) Meeting Agenda

### Meeting Details

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

**Date:** Tuesday, February 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. 2022-DV2-047 | 2304 and 2302 West 60th Street**

Washington Township, CD #8, Zoned D-2  
Cesar Felix Garay, by In and Out Unlimited LLC

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an 18.75-foot-tall pole barn taller and larger than the primary building (accessory buildings not permitted to be taller or larger in square footage than primary structure).

\*\*Automatic Continuance to the March 14th, 2023 Hearing

**2. 2023-DV2-001 | 801 Shelby Street**

Center Township, CD #17, Zoned C-5 / D-5 (TOD)  
RCA Properties LLC, by Paul J. Lambie

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an existing structure with eight parking spaces (29 parking spaces required with reductions; required number of parking spaces required after change of use), and zero ADA parking spaces (two required).

\*\*Automatic Continuance to the March 14th, 2023 Hearing.

### Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

**3. 2022-UV2-027 (Amended) | 3445 Washington Boulevard**

Center Township, CD #9, Zoned D-3  
Caitlin M Hannon & Chuck W Brewer, by David Kingen & Emily Duncan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a mixed-use development (not permitted), including:

- a) A 3,580-square foot dwelling unit on the first and second floor; and
- b) 6,410 square feet of office and
- c) An 1,810-square foot dwelling unit in the basement with
- d) nine off-street parking spaces and four street parking spaces (23 parking spaces required).

Expedited

4. **2022-UV2-029 | 1645 East Minnesota Street**  
Center Township, CD #21, Zoned C-3  
Fatima Lamas

Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing single-family dwelling and residential accessory structure (not permitted) with a seven-foot rear setback (eight feet required)

Expedited

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

5. **2022-UV1-044 | 5702 North College Avenue**  
Washington Township, CD #2, Zoned D-3 (TOD)  
Tim Schluge

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an accounting firm (not permitted).

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

6. **2022-DV2-048 | 3815 River Crossing Parkway**  
Washington Township, CD #3, Zoned C-S (FF)  
ASAP Permits, by Brent Bennett

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a second skyline sign on the northern elevation (one skyline sign permitted per elevation).

7. **2022-UV2-030 | 2307 Dr. Martin Luther King Jr Street**  
Center Township, CD #11, Zoned C-1  
Flanner House Inc., by Brent Lyle

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a single-family dwelling (not permitted) with a 1.5-foot front setback along 23rd Street (10-foot front setback 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.**