



Board of Zoning Appeals Board of Zoning Appeals Division I (September 3rd) Meeting Agenda

Meeting Details

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

Date: Tuesday, September 03, 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:

1. 2024-DV1-025 | 6438 Marble Lane

Franklin Township, Council District 24, zoned D-2
Patricia Moore

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a fence with a maximum height of eight feet within the side yards and front yard of Marble Lane (maximum height of six feet in side yards, 3.5 feet in front yards permitted).

****Petitioner to request a continuance to the October 1, 2024 hearing of Division. Staff supportive of the request, but will not support any further continuances**

2. 2024-UV1-011 | 5151 South Franklin Road

Franklin Township, Council District 25, Zoned I-2
Zahn Real Estate LLC, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for warehousing with outdoor storage within zero-feet of a protected district (not permitted within 500 feet of protected districts) and 247% the size of the gross floor area of enclosed buildings (25% maximum allowed) with deficient transitional yard landscaping and 33 parking spaces (59 spaces required), and the construction of several buildings with a minimum of an eight-foot transitional side yard and 20-foot rear transitional yard (50 feet required) and a 30-foot front transitional yard (100 feet required).

**** Automatic continuance filed by remonstrator, petition to be amended requiring additional notice**

3. 2024-UV1-013 | 5501 East 71st Street

Washington Township, Council District #3, zoned C-1
Rock Investment LLC, by Tyler Ochs

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an indoor event center and banquet hall (not permitted).

****Automatic continuance files a City-County Councilor**

4. 2024-UV1-014 | 6301 Lafayette Road

Pike Township, Council District #1, zoned D-4
Robinson Rental Solutions LLC

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a childcare facility (not permitted) with 27 parking spaces located within the right-of-way, including maneuverability (not permitted) and 34 spaces provided (maximum 22 spaces permitted).

****Petitioner to request a continuance to the October 1, 2024 hearing of Division to amend the site plan**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2024-UV1-012 | 35 North Lynhurst Drive

Wayne Township, Council District 16, zoned C-3

MSI LYNHURST INDIANAPOLIS GROCERY LLC,%RAMIN POURTEYMOUR, by Thomas Pottschmidt

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a wholesale operation within an existing building (not permitted).

6. 2024-UV1-016 | 11263 Maze Road

Franklin Township, Council District #25, zoned D-A

Westys LLC, by Elizabeth Bentz Williams

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a silt fence assembly operation (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

7. 2024-DV1-017 | 2715 and 2719 Madison Avenue

Center Township, Council District 18, Zoned C-5

TGA SC Global Indy I LP, by Jay Ingrassia

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall wooden privacy fence and a six-foot tall chain link privacy fence within the front yards of Madison Avenue and East Street (maximum fence height of five feet permitted) with the chain link fence along East Street being topped with barbed wire (prohibited, chain link fences not permitted within the front yard) and encroaching within the clear sight triangle of the driveways along East Street (not permitted).

8. 2024-DV1-027 | 5101 East Thompson Road

Franklin Township, Council District #24, zoned C-4

BET Investments Inc., by Matthew Maple

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of two drive-throughs and stacking spaces within the front yard of Thompson Road (not permitted) and without required bypass aisles, deficient compliance with various landscaping standards, and 64 parking spaces accessory to a restaurant use (maximum 25 spaces permitted for proposed square footage).

9. 2024-UV1-009 | 1307 South High School Road

Wayne Township, Council District 17, Zoned C-4 (TOD)

Sohum Hotels Indy West LLC, by Russell Brown

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 122-unit hotel (not permitted), with a 70-foot front building line from Washington Street (maximum 10-foot building line permitted), one primary entry (four required), and parking within the front yard (prohibited) and with zero-foot landscape strip along the frontage and deficient landscaping (six-foot landscape strip required), and a chain link fence within the front yard of Washington Street (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

10. 2024-UV1-015 | 3402 Georgetown Road

Wayne Township, Council District #5, zoned C-3 (FF)
Georgetown Parcel I LLC, by Thomas Pottschmidt

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing liquor store (not permitted) within nine feet of a protected district (100-foot separation, 20-foot transitional yard required) with zero-frontage trees and deficient landscaping (eight trees, landscaping required) and 12 parking spaces and zero bicycle parking spaces provided (14 spaces, three bicycle spaces 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. 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.