



**Board of Zoning Appeals  
Board of Zoning Appeals Division III  
(October 15, 2024)  
Meeting Agenda**

**Meeting Details**

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

**Date:** Tuesday, October 15, 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**

**2024-UV1-009 (Amended) | 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 one primary entry (four required), and 111 parking spaces (122 parking spaces required), and a chain link fence within the front yard of Washington Street (not permitted).

**\*\*Petitioner to withdraw**

**PETITIONS REQUESTING TO BE CONTINUED:**

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

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

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

**1. 2024-DV3-023 | 11700, 11850 East 38th Street, and 4002 North Carroll Road**

Lawrence Township, Council District #15, zoned D-5 (FF)

Laibe & Russell Investments LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of single-family dwellings with front loaded garages comprising up to 65% of the front façade (maximum 45%) for a future 138 lot subdivision.

**2. 2024-DV3-024 | 10220 East Washington Street**

Warren Township, Council District #20, zoned C-4 (TOD)

Indy WS40 LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a drive through in a front yard without an exclusive bypass aisle (stacking spaces disallowed within front yard, bypass aisle required) and within 100 feet of a transit stop (prohibited within 600 feet unless located

behind building) and the construction of freestanding buildings with front yard setbacks of up to 60 feet (maximum 10-feet permitted), a front building line of 18.5 percent (80 percent required), and deficient first-story transparency on the front façade of the westernmost building (60% transparency required).

**3. 2024-DV3-026 | 7140 and 7142 East Washington Street**

Warren Township, Council District #14, zoned C-4 (TOD)  
Fieldstone Financial LLC and 7142 East Washington LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station with 16 pump islands/service areas (eight permitted) with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with a front building line encompassing 37.1 percent of the lot width (60 percent required) and deficient first floor transparency (40 percent required).

**4. 2024-UV3-008 (Amended) | 2649 Fisher Road**

Warren Township, Council District #20, zoned D-A  
German Mendez Sanchez and Ana Laura Miranda Dominguez, by Josh Smith

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an accessory structure resulting in it being located forward of the primary building and a five-foot south side yard setback (accessory structures may not be located in front of primary building, 15-foot side yard setback required).

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

**5. 2024-DV3-027 | 9621 East 96th Street**

Lawrence Township, Council District #4, zoned D-A  
Chris Shuptar

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn being larger and taller than the primary building (not permitted).

**6. 2024-DV3-028 | 3810 & 3814 East Southport Road**

Perry Township, Council District #24, zoned C-3 (FW) (FF)  
Indiana Group Investment Inc., by David E. Dearing

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building addition, encroaching within the stream protection corridor of Little Buck Creek (not permitted, 100-foot separation from top of bank required).

**7. 2024-UV3-014 | 454 East Stop 11 Road**

Perry Township, Council District #23, zoned SU-2  
Perry Township Multischool Building Corporation of 1996, by Lisa Rains

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a monument sign with digital display (prohibited), located zero-feet from a protected district (600-foot separation required), and a zero-foot front yard setback, encroaching within the right-of-way of Stop 11 Road (five-foot setback required, encroachment within right-of-way not permitted).

**8. 2024-UV3-015 | 1311 and 1315 Standish Avenue**

Perry Township, Council District #23, zoned D-8 (TOD)  
Maninder Walia, by Thomas L. Pottschmidt

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an 18-unit apartment building (not permitted) without exclusive alley access (required) and a parking lot with a zero-foot rear yard setback (10 feet required) and deficient open space (1,350 square feet required) and landscaping (required) with a floor area ratio of 0.833 (maximum .60 permitted) and a livability space ratio of 0.32 (.66 required).

**\*\* Petitioner to request continuance to the November 18, 2024 hearing of Division III**

**Additional Business:**

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\*\*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.