

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION I  
INDIANAPOLIS - MARION COUNTY, INDIANA  
JANUARY 2, 2024 | HEARING RESULTS**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on **Tuesday, January 2, 2024**, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

**EXPEDITED PETITIONS:**

**2023-DV1-056 | 3777 West 69<sup>th</sup> Street | APPROVED**

Pike Township, Council District #7, Zoned D-S

Silvia Sandoval & Glenda Buttrum, by Elizabeth Bentz Williams, AICP

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a detached garage with a seven-foot west side yard setback (15-foot side yard setbacks required) and a freestanding shed with a 4.5-foot east side yard setback, resulting in an 11.5-foot aggregate side yard setback (35-foot aggregate side yard setback required).

**2023-DV1-059 (Amended) | 3835 East 96<sup>th</sup> Street | APPROVED**

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

96<sup>th</sup> Street Retail Partners LLC, by Mike Timko, P.E.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience market with seven percent transparency on the western façade (minimum 40 percent transparency required on facades with a public entry).

**2023-DV1-060 | 1202 and 1244 Hartford Street | APPROVED**

Center Township, Council District #21 (#18 Beginning 2024), Zoned D-5 (TOD)

Latitude Community Investments LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on each lot with a one-foot front yard setback from Hartford Street and a three-foot rear yard setback (10-foot front, 20-foot rear yard setbacks required), with each lot having a surface parking lot with a two-foot front yard setback (20-foot setback required) and a main floor area of 634 square feet at 1244 Hartford Street (660 square foot main floor area required).

**CONTINUED PETITIONS:**

**2023-AP1-002 | 1001 North Rural Street | DENIED; petition continued for adoption of findings of fact**

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

Harshpreet Inc., by Miranda Steele

Modification of Commitments related to 2008-DV1-058, to terminate Commitment Number 10, which prohibited the sale of cigarette/tobacco rolling papers.

**2023-DV1-054 | 530 West 44<sup>th</sup> Street | APPROVED**

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).

**2023-DV1-058 (Amended) | 7215 East Thompson Road | **Withdrawal acknowledged by the Board****

Franklin Township, Council District #25, Zoned C-7 / I-2

VB BTS II, LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a monopole wireless communication facility with a height of 199 feet (maximum height of 70 feet permitted), being located 540 east of an existing wireless communication facility (1/2-mile radial separation required).

**NEW PETITIONS:**

**2023-UV1-027 | 7425 Westfield Boulevard | **Automatic continuance to February 6, 2024 acknowledged by the Board****

Washington Township, Council District #2, Zoned D-4 (TOD) (FF)

7425 Westfield Boulevard LLC, by Michael Lang

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a mental health treatment facility (not permitted) with 20 off-street parking spaces (31 parking spaces required).

**2023-UV1-028 | 7429 Westfield Boulevard | **Automatic continuance to February 6, 2024 acknowledged by the Board****

Washington Township, Council District #2, Zoned D-4 (TOD) (FF)

7425 Westfield Blvd LLC, by Michael Lang

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot (prohibited) with a zero-foot front yard setback from Helen Drive and a zero-foot west side yard setback and deficient landscaping (20-foot front yard, four-foot side yard setbacks and landscaping required).

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For a complete list of petitions, staff reports, and hearing results, visit [https://indianapolis-in.municodemeetings.com/DMDmeetings](https://indianapolis.in.municodemeetings.com/DMDmeetings).

The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available via email to [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [planneroncall@indy.gov](mailto:planneroncall@indy.gov) at least 48 hours prior to hearing, and such comments 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