

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION I
INDIANAPOLIS - MARION COUNTY, INDIANA
JANUARY 4, 2022 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, January 4, 2022, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

EXPEDITED PETITIONS:

- 2024-DV1-018 7920 North College Avenue, Town of Williams Creek
APPROVED Washington Township, Council District 2, Zoned D-S (TOD)
Curtiss & Jennifer Wall, by Brent Bennett
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with an 11-foot north side yard setback (15 feet required).
- 2024-DV1-020 4521 Norwaldo Avenue
APPROVED Washington Township, Council District 8, Zoned D-5 (W-1)
K&D Epic Holdings LLC, by David Gilman
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on a 40-foot wide, 5,880-square foot-lot (minimum 60-foot lot width and area of 7,200 square feet required) with four-foot side setbacks (five feet required) and a walking path with a zero-foot south side yard setback (two feet required)
- 2024-DV1-022 4450 Evanston Avenue
APPROVED Center Township, Council District 16, Zoned D-5 (W-1)
K&D Epic Holdings LLC, by David Gilman
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on a 40-foot wide, 5,200-square-foot lot (60-foot wide, 7,200 square foot lot arearequired) with four-foot side yard setbacks (five feet required) and a walking path with a one-foot south side yard setback (two feet required).
- 2024-UV1-010 7012 Doris Drive
APPROVED Wayne Township, Council District #16, Zoned D-3 (W-5)
Nicole Baker
Variance of use to provide for the operation of an adult family care facility, for up to four individuals (not permitted).

CONTINUED PETITIONS:

- 2024-UV1-006 2052, 2060, 2064 and 2102 South Meridian Street
APPROVED Center Township, Council District 18, Zoned C-7

Summit Indianapolis LLC, by Kevin G. Buchheit
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a substance abuse treatment facility within 200 feet of a protected district (500-foot separation required).

2024-UV1-007

DENIED

5075 West 38th Street

Wayne Township, Council District 5, Zoned C-5

Arnid LLC, by David Bayt

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage for vehicles awaiting repair that is equivalent to 231.52 percent of the gross floor area of the primary building (limited to 25 percent).

NEW PETITIONS:

2024-DV1-074

Cont'd to 8-6-24

With notice

2719 Madison Avenue

Center Township, Council District 18, Zoned C-5

Gaetano & Laurel Maiorano, by Michael D. Maiorano

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a primary building addition with a four-foot rear setback and legally establish a patio with a 10-foot rear setback (15% of the depth of the lot, but no more than 30-feet required).

2024-DV1-076

APPROVED,

Pending Review

3559 Central Avenue

Center Township, Council District 8, Zoned D-5

Denise Garcia

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition, resulting in a 14.5-foot front yard setback from Central Court North (20 feet required).

2024-DV1-023

DENIED

6325 East Southport Road

Franklin Township, Council District 24, Zoned D-A / D-P

Brian & Tiffany Lee Ann Elliot, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn, being two-feet taller and 195 square feet larger than the primary dwelling (not permitted).

2024-UV1-009

Cont'd to 8-6-24

Without Notice

1307 South High School Road

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

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)

For a complete list of petitions, staff reports, and hearing results, visit

<https://www.indy.gov/activity/dmd-public-hearing-documents>.

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 contacting the Secretary to the Metropolitan Board of Zoning Appeals (BZA) via email at Heather.Stephan@indy.gov. Written objections to a proposal are encouraged to be filed via email at dmdpubliccomments@indy.gov, or with the Secretary to the BZA, as appropriate, before the hearing at the above email address, 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.