**METROPOLITAN BOARD OF ZONING APPEALS**

**DIVISION I**

**INDIANAPOLIS - MARION COUNTY, INDIANA**

**AUGUST 6, 2024 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, AUGUST 6, 202, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

**PETITIONS REQUESTING CONTINUANCE:**

2024-DV1-027 5101 East Thompson Road

**Cont’d to 9-3-24** Franklin Township, Council District #24, zoned C-4

**w/o notice** 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).

2024-UV1-009 1307 South High School Road

**Cont’d to 9-3-24** Wayne Township, Council District 17, Zoned C-4 (TOD)

**w/o notice** 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).

2024-UV1-011 5151 South Franklin Road

**Cont’d to 9-3-24** Franklin Township, Council District 25, Zoned I-2

**w/o notice** 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).

**EXPEDITED PETITIONS:**

2024-DV1-026 2008 East Maryland Street

**APPROVED** Center Township, Council District 18, Zoned D-5

Janessa Luster, by Epifanio Carbajal

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a two-foot east side yard setback (five feet required).

2024-DV1-028 5151 North Pennsylvania Street

**APPROVED** Washington Township, Council District 7, Zoned D-4 (MSPC)

Eric & Kimberly Dollin, by Patrick Shirmeyer

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a six-foot rear yard setback (20 feet required).

**CONTINUED PETITIONS:**

2024-DV1-017 2719 Madison Avenue

**Cont’d to 9-3-24** Center Township, Council District 18, Zoned C-5

**w/o notice** 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 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).

**NEW PETITIONS:**

2024-DV1-024 3815 & 3925 River Crossing Parkway

**APPROVED** Washington Township, Council District 4, Zoned C-S (FF)

IND SLC Lake Pointe Equities LLC, by Stephanie J. Truchan

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for two skyline signs per elevation of the office building and parking garage (one skyline sign per elevation permitted).

2024-DV1-025 6438 Marble Lane

**Cont’d to 9-3-24** Franklin Township, Council District 24, Zoned D-2

**w/o notice** 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).

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](mailto:Heather.Stephan@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto: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.