**METROPOLITAN BOARD OF ZONING APPEALS**

**DIVISION I**

**INDIANAPOLIS - MARION COUNTY, INDIANA**

**Septbember 3, 2024 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, September 3, 2024, 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-DV1-025 6438 Marble Lane

**Cont’d to 10-1-24** 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).

2024-UV1-011 5151 South Franklin Road

**Cont’d to 10-1-24** Franklin Township, Council District 25, Zoned I-2

**w/ notice** Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for warehousing with outdoor storage within 85 feet of a protected district (not permitted within 500 feet of protected districts) with deficient transitional yard landscaping and 24 parking spaces (59 spaces required), and the construction of several buildings with a minimum of an 10-foot transitional side yard and 40-foot rear transitional yard (50 feet required) and a 48-foot front transitional yard (100 feet required).

2024-UV1-013 5501 East 71st Street

**Cont’d to 10-1-24** Washington Township, Council District 3, Zoned C-1

**w/o notice** Rock Investments 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).

2024-UV1-014 6301 Lafayette Road

**Cont’d to 10-1-24** Pike Township, Council District 1, Zoned D-4

**w/o notice** 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).

**EXPEDITED PETITIONS:**

2024-UV1-012 35 North Lynhurst Drive

**APPROVED** 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).

2024-UV1-016 11263 Maze Road

**APPROVED** 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).

**CONTINUED PETITIONS:**

2024-DV1-017 2719 Madison Avenue

**Cont’d to 10-1-24** 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).

2024-DV1-027 5101 East Thompson Road

**APPROVED** 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).

2024-UV1-009 1307 South High School Road

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

**to 9-17-14 hearing** 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).

**NEW PETITIONS:**

2024-UV1-015 3402 Georgetown Road

**Cont’d to 10-3-24** Wayne Township, Council District 5, Zoned C-3 (FF)

**w/o notice** 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 twenty feet of a protected district (100-foot separation required) with zero-frontage trees and deficient landscaping (eight trees, landscaping required) and zero bicycle parking spaces provided (three bicycle spaces required).

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.