

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION II
INDIANAPOLIS - MARION COUNTY, INDIANA
DECEMBER 12, 2023 | HEARING RESULTS**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on **Tuesday, December 12, 2023**, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street on the following petitions:

EXPEDITED PETITIONS:

2023-UV2-012 | 6328 Sharrob Road | Variance **APPROVED; petition continued for adoption of revised findings of fact**

Decatur Township, Council District #22, Zoned I-2

Francisco Javier Vazquez Rocha, by David Stevens

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to a single-family dwelling (not permitted) with a three-foot east side yard setback (30-foot side yard setbacks required).

2023-UV2-016 | 37 West St. Clair Street | **APPROVED**

Center Township, Council District #11, Zoned CBD-3 (RC) (TOD)

37 W St Clair LLC, by Paul J. Lambie

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor (not permitted).

INDECISIVE PETITIONS:

2023-DV2-027 | 4110 North Illinois Street | **Withdrawal acknowledged**

Washington Township, Council District #7, Zoned D-5 (MSPC)

Rebecca Trenner, by Michael Brannan

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of an eight-foot wooden privacy fence within the side and rear yards (maximum six-foot tall fence permitted).

2023-DV2-030 | 3833 East 56th Street | **Continued by petitioner to February 13, 2024**

Washington Township, Council District #3, Zoned D-3

Race Dorsey and Lauren Hall

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot fence within the front yard of 56th Street.

TRANSFERRED PETITION:

2023-UV1-023 | 7217 Woodland Drive | **Petition automatically continued to January 9, 2024 due to indecisive vote by the Board**

Pike Township, Council District #1, Zoned C-4

Enterprise Leasing Company of Indianapolis, LLC, by Joseph D. Calderon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a car and truck rental facility with associated outdoor storage (not permitted).

CONTINUED PETITIONS:

2023-SE2-001A | 2400 Roosevelt Avenue | **Petition automatically continued to January 9, 2024 due to indecisive vote by the Board**

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

Reagan Outdoor Advertising, by Michelle Noppenberger

Special Exception of the Consolidated Zoning and Subdivision Control Ordinance to provide for the relocation of a legally established Outdoor Advertising Sign due to a highway widening and improvement of I-69 and SR-37 by a state agency, along a freeway within I-465 (not permitted).

2023-SE2-001B (Amended) | 2400 Roosevelt Avenue | **DENIED; continued for adoption of findings of fact**

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

Reagan Outdoor Advertising, by Michelle Noppenberger

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of an existing 40-foot tall off-premise advertising sign, of which the relocated off-premise sign will have a height of no taller than 60-foot tall (maximum height of 40 feet permitted), within 220 feet from the centerline of an interstate exit roadway (500-foot separation required from interstate ramp entries), with a six-foot front setback from I-70 (60-foot front setback required), and being located within 130 feet from protected districts (300-foot separation from protected districts required).

2023-DV2-032 | 911 Sanders Street | **Continued by petitioner to February 13, 2024**

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

E&D Hopkins LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of either:

A single-family dwelling:

- a) On a medium lot typology with an area of 2,817 square feet (minimum lot area of 7,200 square feet required);
- b) A six-foot front yard setback from Sanders Street (20-feet required);
- c) A three-foot front yard setback from Hartford Street;
- d) A five-foot front yard setback from I-65;
- e) A five-foot rear yard setback (20-foot rear yard setback required);
- f) An open space of 40 percent (60 percent required); and
- g) A front-loaded garage comprising 100 percent of a façade along Hartford Street (prohibited).

Or a two-unit multi-unit home:

- a) On a small lot with an area of 2,817 square feet (minimum lot area of 5,000 square feet required);
- b) A six-foot front yard setback from Sanders Street (20-feet required);
- c) A three-foot front yard setback from Hartford Street;
- d) A five-foot front yard setback from I-65;
- e) A five-foot rear yard setback (20-foot rear yard setback required); and
- f) A front-loaded garage comprising 100 percent of a façade along Hartford Street (prohibited).

2023-UV2-015 | 7069 Riverfront Avenue | Continued by petitioner to January 9, 2024; additional notice required

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

Linda Kelly, by Andrew Wert

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage within the floodway (prohibited), with a 12.5-foot front yard setback from Riverfront Avenue (20-foot front yard setback required).

NEW PETITIONS:

2023-SE2-002 | 3210 Chief Lane | Automatic continuance acknowledged to January 9, 2024

Decatur Township, Council District #22, Zoned I-3

Reagan Outdoor Advertising, by Jon Campbell

Special Exception of the Consolidated Zoning and Subdivision Control Ordinance to provide for the relocation of a legally established Outdoor Advertising Sign due to a highway widening and improvement of I-69 by a state agency, along a freeway within I-465 (not permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of an existing 40-foot tall off-premise advertising sign, of which the relocated off-premise sign will have a height of no greater than 65-feet tall (maximum height of 40 feet permitted), a setback of five feet from Rand Road (20-foot setback required), within 50 feet from another outdoor advertising signs (1,000-feet of radial spacing required between signs), being located within 400 feet of the centerline of an Interstate Ramp (500-foot separation from interstate ramp entries required) and being located within no less than 148 feet from protected districts (300-foot separation from protected districts required).

2023-DV2-034 | 1949 Alvord Street | Three-day waiver of notice granted; Continued by petitioner to January 9, 2024

Center Township, Council District #17, Zoned D-8

Kathryn Ramseyer, by Melissa Iannucci

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a front building line of 26 feet (maximum 19.9-foot front building line permitted) and a detached garage with four-foot side yard setbacks (five-foot side yard setbacks required).

2023-DV2-035 | 5602 North Keystone Avenue | Continued by petitioner to January 9, 2024

Washington Township, Council District #9, Zoned C-4

T5 Keystone LLC, by Timothy E. Ochs

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a quick service oil change facility with a drive-through with only one stacking space before the final component (four stacking spaces required) that faces a public right-of-way greater than 30-foot wide (not permitted).

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. Written comments to a proposal are encouraged to be filed via email to 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