

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION II  
INDIANAPOLIS - MARION COUNTY, INDIANA  
July 9, 2024 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, July 9th, 2024, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

**EXPEDITED PETITIONS:**

- 2024-DV2-022      1950 Kessler Boulevard West Drive  
**APPROVED**      Washington Township, Township, Council District 2, Zoned C-3  
ASA Above The Rest LLC  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a second drive-thru sign along a single drive lane (maximum one drive-thru sign per drive lane permitted).
- 2024-DV2-024      2415 and 2427 North Rural Street  
**APPROVED**      Center Township, Council District 8, Zoned D-5  
Martindale Brightwood Community Development Corporation, by Susie Wilson  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for subdivision of two lots, to build a duplex on each lot, resulting in lot widths of eight and 22 feet (60-foot lot widths required) and a total lot area of 4,065 square feet (7,200 square feet of lot area required), with each duplex providing four-foot north and south side yard setbacks (five feet required).
- 2024-UV2-008      6135 Furnas Road  
**APPROVED**      Decatur Township, Council District 21, Zoned D-A  
Eduardo E Guzman & Nydia Botero  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a landscaping contractor, including the storage of nine commercial vehicles and the placement of a commercial shipping container (not permitted) with a 12-foot west side yard setback (15-feet required) and a 50-foot wide parking area within the front yard (30-foot width permitted).

**TRANSFERRED PETITIONS**

- 2024-DV2-019      6176 Carrollton Avenue  
**APPROVED**      Washington Township, Council District #7, Zoned D-5 (TOD)  
JLILY LLC, by Ted Darnall

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling and attached carport with a 3-foot southern side yard setback (five-feet required).

**CONTINUED PETITIONS:**

2024-DV2-015  
**Cont'd to 8/13  
without notice**

2366 Winthrop Avenue  
Center Township, Council District #8, Zoned D-8  
Angela & Kendrick Davis, by Sharmin Frye  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a 35-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted).

2024-DV2-016  
**Cont'd to 8/13  
without notice**

921 East 24th Street  
Center Township, Council District #8, Zoned D-8  
Angela Davis, by Sharmin Frye  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 34-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted), with a three-foot west side yard setback (five feet required) and a front-loaded garage (prohibited along terrace frontages) resulting in an open space of 24 percent (40 percent required).

2024-DV2-021  
**APPROVED**

5797 Sunset Lane, Town of Crow's Nest  
Washington Township, Council District #2, Zoned D-S  
David & Victoria Schneider Temple, by Misha Rabinowitch  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a 50-foot front yard setback from Sunset Lane (93-feet required) and a 135-foot wide driveway within the front yard (30-foot width permitted).

**NEW PETITIONS:**

2024-DV2-023  
**Cont'd to 8-13  
without notice**

1313 West 86<sup>th</sup> Street  
Washington Township, Council District 2, Zoned C-4  
FIF, LLC, by Joseph D. Calderon  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign, being the third freestanding sign along 86th Street (two permitted), and located within 130 feet of another freestanding sign to the east (300-foot separation required).

2024-UV2-009  
**DENIED**

8245 Camby Road  
Decatur Township, Council District #21, Zoned D-3  
Gonzalo Arreola & Josefina Ochoa

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a commercial contractor (not permitted) and the construction of a 1,600-square foot pole barn, being larger than the primary dwelling, (accessory structure may not be larger than primary building).

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.