

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION II
INDIANAPOLIS - MARION COUNTY, INDIANA
August 13, 2024 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, August 13th, 2024, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

PETITIONS REQUESTING TO BE CONTINUED

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| 2024-DV2-015
Cont'd to 9-10
w/o notice | 2366 Winthrop Avenue
Center Township, Council District 8, Zoned D-8
Angela and 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 9-10
w/o notice | 921 East 24 th 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-DV2-025
Cont'd to 9-10
w/o notice | 1670 Columbia Avenue
Center Township, Council District 13, Zoned D-8 / SU-1
Karissa Grove, by Justin Kingen
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for vertical addition and conversion of a single-family dwelling into a two-unit-multi-unit house resulting in a three-foot corner side yard setback (eight-feet required) and a four-foot south side yard setback (five-feet required) and a third story (limited to 2.5 stories). |
| 2024-UV2-011
Cont'd to 9-10
w/o notice | 1237 Evison Street
Center Township, Council District 18, Zoned D-5
Rachel & Cory Alban, by Justin Kingen
Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a second 1,106-square-foot primary dwelling (one primary dwelling permitted per lot). |
| 2024-UV2-022A
Cont'd to 9-10
w/o notice | 6701 Zionsville Road
Pike Township, Council District 6, Zoned SU-2
Metropolitan School District of Pike Township, by Joseph D. Calderon |

2024-UV2-022B Cont'd to 9-10 w/o notice	<p>Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 85 feet of a protected district (600-foot separation required).</p> <p>7001 Zionsville Road</p> <p>Pike Township, Council District 6, Zoned SU-2</p> <p>Metropolitan School District of Pike Township, by Joseph D. Calderon</p> <p>Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 288 feet of a protected district (600-foot separation required).</p>
2024-UV2-022C Cont'd to 9-10 w/o notice	<p>2811 Barnard Street</p> <p>Pike Township, Council District 1, Zoned SU-2</p> <p>Metropolitan School District of Pike Township, by Joseph D. Calderon</p> <p>Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign with digital display (digital display not permitted) within 50 feet of a protected district (600-foot separation required).</p>

EXPEDITED PETITIONS

2024-DV2-028 APPROVED	<p>561 Jefferson Avenue</p> <p>Center Township, Council District #13, Zoned D-5</p> <p>Lincoln & Lynda Brill, by Joseph Lese</p> <p>Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage addition including the connection to the primary building, resulting in a four-foot ten-inch rear yard setback (20-foot rear setback required).</p>
2024-UV2-012 APPROVED	<p>420 West Michigan Street</p> <p>Center Township, Council District #12, Zoned CBD-2 (RC)</p> <p>OZ Business Property II LLC, by Tim Ochs and Jennifer Milliken</p> <p>Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the lease of an apartment unit for a general contractor, resulting in four overall multi-family dwelling units (minimum of five required).</p>

CONTINUED PETITIONS:

2024-DV2-023 INDECISIVE Cont'd to 9-10 w/o notice	<p>1313 West 86th Street</p> <p>Washington Township, Council District #2, Zoned C-4</p> <p>FIF, LLC, by Joseph D. Calderon</p> <p>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</p>
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130 feet of another freestanding sign to the east (300-foot separation required).

NEW PETITIONS:

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| 2024-DV2-026
Cont'd to 9-10
without notice | 3360 West 86 th Street
Pike Township, Council District 1, Zoned C-4
Chik fil A Inc., by Gabriela Mosquera
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the modification of an existing drive-through which would result in an additional drive through and stacking spaces within the front yards of 86th Street and Purdue Road, each being rights-of-way with a width greater than 30 feet and without the required screening and without an exclusive bypass aisle (drive throughs not permitted in front yards, bypass aisle required). |
| 2024-DV2-027
DENIED | 450 Braeside Drive North
Washington Township, Council District 1, Zoned D-S
Klein Hill Smith Investments LLC, by Ryan Cromer
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 24-foot tall detached garage, being taller than the primary building (not permitted). |
| 2024-UV2-013
Cont'd to 9-10
w/o notice | 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. 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.