

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION III
INDIANAPOLIS - MARION COUNTY, INDIANA
DECEMBER 19, 2023 | HEARING RESULTS**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on **Tuesday, December 19, 2023**, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, Indiana, on the following petitions:

EXPEDITED PETITIONS:

2023-SE3-008 | 1102 Miley Avenue | Five-day waiver of notice granted; variance APPROVED; petition continued for adoption of findings of fact

Center Township, Council District #11, Zoned D-5

Church New Day Pentecostal, by Jamilah Mintze

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses, including the accessory use of a food pantry.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 15.5-foot tall, 1,600 square-foot pole barn, having a greater floor area and height than the primary dwelling (not permitted), with vehicular access from 11th Street (exclusive access from improved alley required).

2023-DV3-040 (Amended) | 8850 East 21st Street | Four-day waiver of notice granted; variance APPROVED

Warren Township, Council District #19, Zoned C-4 (D-7 Pending)

8850 East Twenty First Street Inc., by David E. Dearing

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an existing motel into a multi-family dwelling project, resulting in a perimeter yard ranging from 0 to 5.5 feet wide (20-foot perimeter yard required).

2023-DV3-047 | 2831 Kristen Drive West | Variance APPROVED; petition continued for adoption of findings of fact

Warren Township, Council District #13, Zoned D-A

Robert & Mary House

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a five-foot south side yard setback and a concrete pad with a 2.5-foot south side yard setback (15-foot side yard setback required).

2023-UV3-025 | 809 Noble Street | APPROVED

Center Township, Council District #16, Zoned D-8 (RC) (TOD)

Abigail Reckard, Philip Golobish and William Lonnemann

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for operation of a community center and eating establishment (not permitted) with zero off-street parking spaces provided.

2023-DV3-045 | 215 and 217 Dickson Street | APPROVED

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

Terra Property QOZ Fund II LLC, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the renovation and addition to an existing duplex, resulting in an open space of 33%, a 2.7 north side yard setback, a zero-foot south side yard setback and a 6.5-foot front yard setback (sixty percent open space, five-foot side yard setbacks, minimum 10-foot front yard setback required).

CONTINUED PETITIONS:

2023-SE3-005 | 6179 East 26th Street | Continued by petitioner to January 16, 2024; additional notice required

Warren Township, Council District #13, Zoned D-A

Iglesia De Dios Israelita El Elohe Israel II Inc., by Marco Antonio Vazquez

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses with an 8.5-foot tall, 22-square foot pole sign (not permitted).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 111-foot wide parking area within the front yard of Sheridan Avenue (parking area width limited to 30 feet within front yards).

2023-SE3-006 | 1140 Dr. Martin Luther King Jr. Street | Automatic Continuance to January 16, 2024, acknowledged

Center Township, Council District #11, Zoned SU-2 / D-8 (RC)

SMJ International o/b/o ATC, by Aaron Adelman

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a wireless communications facility with a 120-foot tall monopole tower and a four-foot lightning rod.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wireless communication facility without the required perimeter landscape screening (minimum 10-foot landscape yard required).

2023-SE3-007A | 1841 Ludlow Avenue | APPROVED; petition continued for adoption of findings of fact

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 by a state agency, along a freeway within I-465 (not permitted).

2023-SE3-007B (Amended) | 1841 Ludlow Avenue | DENIED; petition 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 **60-feet tall** (maximum height of 40 feet permitted), a setback of five feet from I-70 (60-foot setback required), within 761 and 630 feet from other outdoor advertising signs

(1,000-feet of radial spacing required between signs) and being located within no less than 197 feet from protected districts (300-foot separation from protected districts required).

2023-DV3-028A (Amended) | 405 South Shortridge Road | APPROVED; petition continued for adoption of findings of fact

Warren Township, Council District #18, Zoned C-S

SRMK Realty LLC, by In and Out Unlimited

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 6-foot tall, metal perimeter fence (fence heights limited to 3.5-foot-tall in front yards and six-foot tall within side and rear yards).

2023-DV3-028B (Amended) | 405 South Shortridge Road DENIED; petition continued for adoption of findings of fact

Warren Township, Council District #18, Zoned C-S

SRMK Realty LLC, by In and Out Unlimited

Variance of Use and Development Standards to provide for the location of a 10-foot tall, electric fence containing barbed-wire (electric fences not permitted, barbed-wire not permitted).

NEW PETITIONS:

2023-DV3-046 | 6415 East 82nd Street | Automatic continuance acknowledged to January 16, 2024

Lawrence Township, Council District #3, Zoned C-4 /C-S

Baldwin Capital Partners, 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 that faces a public right-of-way greater than 30-foot wide (not permitted) with five parking spaces provided (six required).

2023-DV3-048 | 7005 Bluff Road | Withdrawal acknowledged

Perry Township, Council District #20, Zoned D-P

South Bluff LLC, by Sarah Peters

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a 10-foot tall monument sign, being the second primary freestanding sign along Southport Road, with a separation of 175 feet (one primary freestanding sign per frontage permitted, 300-feet of separation between freestanding signs required).

2023-UV3-022 | 8345 Bash Street | Automatic continuance acknowledged to January 16, 2024

Lawrence Township, Council District #3, Zoned C-4

CF Laughner Associates, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building to be used for automobile sales (not permitted).

2023-UV3-023 | 3319 Byrkit Street | Two-day waiver of notice granted; variance APPROVED; petition continued for adoption of findings of fact

Perry Township, Council District #20, Zoned D-A (FF)

Quoc Buu Huynh

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a second single-dwelling on one parcel (only one primary building per lot 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