

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION III
INDIANAPOLIS - MARION COUNTY, INDIANA
JANUARY 16, 2024**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on **Tuesday, January 16, 2024**, 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:

TBD

CONTINUED PETITIONS:

2023-SE3-005 | 6179 East 26th Street

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

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 lightening 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-DV3-046 | 6415 East 82nd Street

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-UV3-022 | 8345 Bash Street

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).

NEW PETITIONS:

2023-DV3-050 | 805 and 825 South Kitley Avenue

Warren Township, Council District #18 (#20 Beginning 2024), Zoned I-4 / C-7

Kitley Avenue Properties LLC, by J. Murray Clark and Mark R. Leach

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an eight-foot-tall fence and gate within the front yard of Kitley Avenue (maximum height of six feet permitted).

2023-DV3-051 | 3449 North Kenwood Avenue

Center Township, Council District #9 (#8 Beginning 2024), Zoned D-5 (TOD)

Mamba Investments LLC, by Sharika Webb

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with three-foot side yard setbacks and a 27-foot front building line (five-foot setbacks required, maximum 19.9-foot front building line permitted).

2023-DV3-053 | 1711 Ringgold Avenue

Center Township, Council District #21 (#18 Beginning 2024), Zoned D-5 (TOD)

Delmar Investment LLC, by Jeanedward Berry

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling and detached garage with three-foot side yard setbacks (five-foot side setbacks required).

2023-UV3-024 | 2745 and 2815 Curry Road

Warren Township, Council District #14, Zoned D-A

David Palacios, by Joseph D. Calderon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a landscaping contractor, including the indoor and outdoor storage of commercial vehicles, equipment, and materials (not permitted).

2023-UV3-026 | 4328 East Michigan Street

Center Township, Council District #12 (#13 Beginning 2024), Zoned MU-1

Robert McInteer

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an existing building to a duplex (not permitted) with one-foot front yard setbacks from Michigan Street and Euclid Avenue and a six-foot west side yard setback (12-foot front yard, 10-foot side yard setbacks required) with vehicular access from Euclid Avenue (exclusive vehicular access from an improved alley required).

2023-UV3-027 | 350 South Mitthoefer Road

Warren Township, Council District #19 (#20 Beginning 2024), Zoned I-3

SODI Transport Inc., by Narinder S. Sodhi

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the permanent location of portable storage units (limited to 30 consecutive days) with a 19-foot north side yard setback and a parking area with zero-foot side yard setbacks (30-foot side setbacks required).

For a complete list of petitions, staff reports, and hearing results, visit <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