

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION III
INDIANAPOLIS - MARION COUNTY, INDIANA
JULY 16, 2024 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, January 4, 2022, 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-DV3-021
Cont'd to 9-17
w/o notice | 125 Muessing Road
Warren Township, Council District 20, Zoned D-A / SU-1
Brad Knapp & Nadine Murphy, by David Gilman
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an accessory building within the front yard of Muessing Road (not permitted). |
| 2024-UV3-008
Cont'd to 9-17
w/o notice | 2649 Fisher Road
Warren Township, Council District 20, Zoned D-A
German Mendez Sanchez and Ana Laura Miranda Dominguez, by Josh Smith
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an event center (not permitted), with a gravel and grass parking area (parking area must be paved), and the expansion of an accessory structure resulting in it being located forward of the primary building and a five-foot south side yard setback (accessory structures may not be located in front of primary building, 15-foot side yard setback required). |
| 2024-UV3-010
Cont'd to 9-17
w/o notice | 6332 Massachusetts Avenue
Warren Township, Council District 9, Zoned D-3
Baljeet Singh, by David Gilman
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of six commercial vehicles, being three semi-tractor trucks and three associated trailers and the location of a six-foot tall fence within the front yard (not permitted, 3.5-foot tall fencing permitted within front yards). |
| 2024-UV3-011
Cont'd to 9-17
w/o notice | 7941 East 30 th Street
Warren Township, Council District 9, Zoned C-3
SARBKAM 2 LLC, by Thomas Pottschmidt
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a liquor store (not permitted). |

EXPEDITED PETITIONS:

- 2024-DV3-022
APPROVED 5870 Hunterglen Road
Lawrence Township, Council District 9, Zoned D-S
Richard & Tracy Smikle, by Misha Rabinowitch
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a tennis court, partially within the front yard of Hunterglen Road (not permitted), resulting in an open space of 82 percent and a 24.33-foot front yard setback (85 percent open space, 40-foot front yard setback required).
- 2024-UV3-004
APPROVED 2308 Shelby Street
Center Township, Council District 19, Zoned C-3 (TOD)
Walter Resinos
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor within 55 feet of a protected district (not permitted within 500 feet of a protected district).
- 2024-UV3-009
APPROVED 1049 East Thompson Road
Perry Township, Council District 23, Zoned D-1 (TOD)
Lydia Nelson
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of dog grooming as a home occupation, per the filed plan of operation.

CONTINUED PETITIONS:

- 2024-UV3-007
WITHDRAWN 3304 South Walcott
Warren Township, Council District 20, Zoned D-A
L&A Concrete, by David Gilman
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 4,800 square foot building to be used for storage of commercial vehicles, equipment, and supplies for a concrete contractor (not permitted).

NEW PETITIONS:

- 2024-UV3-012
WITHDRAWN 3628 North Sherman Drive
Center Township, Council District 8, zoned D-5 (TOD)
TWINZ22 LLC, by Natalie Gage
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a social services office (not permitted).

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.