

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION III
INDIANAPOLIS - MARION COUNTY, INDIANA
JULY 20, 2021 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, July 20, 2021, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

EXPEDITED PETITIONS:

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| 2021-DV3-030
APPROVED | 9050 East 33 rd Street
Warren Township, Council District 14, Zoned I-2
Indianapolis Fire Department, by Chad James
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance and Modification of Conditions related to Section A) 2) of the development standards of 88-SE3-3 to provide for fire training facility with a 76-foot tall training tower (maximum 50 feet permitted by Ordinance and maximum 35 feet permitted by special exception). |
| 2021-DV3-033
APPROVED | 143 West 33 rd Street
Center Township, Council District 9, Zoned D-8
Michael Rivera and Vanessa Smith, by Sarah Walters
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for dormer additions, a porch addition with a four-foot front setback, a deck and rooftop deck addition with a 1.9-foot rear setback and 51% open space for a single-family dwelling (18-foot front setback or average, 15-foot rear setback and 55% open space required). |
| 2021-DV3-034
APPROVED | 226 Iowa Street
Center Township, Council District 16, Zoned D-5
Susan Finley Turnbow
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to a single-family dwelling with a 13-foot front setback, a 1.67-foot west side setback and 44% open space (18-foot front setback or average, three-foot side setback and 60% open space required). |
| 2021-UV3-008
APPROVED | 2802 Newton Avenue
Center Township, Council District 12, Zoned D-5/I-3
201 S. Rural LLC, by Joseph D. Calderon
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a microbrewery (not permitted). |
| 2021-UV3-009
APPROVED | 1429 East Michigan Street
Center Township, Council District 17, Zoned MU-1
Susan Finley Turnbow |

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a wood deck with a 7.5-foot west side setback and a detached garage with a five-foot west side setback and a 10-foot south transitional rear setback, accessory to a single-family dwelling (single-family development not permitted, 10-foot side setback and 15-foot rear transitional setback required).

CONTINUED PETITIONS:

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| 2021-DV3-025
(Amended)
Cont'd to 8-17-21
With notice | 6022 East 82 nd Street
Lawrence Township, Council District 3, Zoned C-4
Collins Corbett
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 15-foot tall, 51-square foot pylon sign within 289 feet of an existing sign to the west and 172 feet of an existing sign to the east, being the eighth sign along the 82 nd Street frontage (300-foot separation required, maximum sign area of 300 square feet per site and maximum two freestanding signs permitted). |
| 2021-DV3-026
(Amended)
DENIED | 9605 East Washington Street
Warren Township, Council District 19, Zoned C-4
Raymond Mandarino
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an additional freestanding sign and sign area along the East Washington Street frontage, being a 17.5-foot tall, 64-square foot pole sign with a digital display located within 120 feet of the nearest protected district and within 70 feet of an existing freestanding sign to the east (digital display not permitted on a pole sign, 600-foot separation from a protected district required, 300-foot separation required between freestanding signs, maximum sign area of 300 square feet per site and maximum two freestanding signs permitted). |
| 2021-DV3-028
APPROVED | 2825, 2829, 2833, 2837, 2841, 2845 and 2849 Central Avenue and 507 East 29 th Street
Center Township, Council District 9, Zoned MU-2
Mapleton-Fall Creek Development Corporation, by Joseph D. Calderon
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 50-foot tall, four-story multi-family building with a nine-foot front transitional yard from the right-of-way of Central Avenue, a trash enclosure with a zero-foot east side setback and parking with 2.3-foot east side transitional yard, and with less interior parking lot landscaping than required (maximum 35-foot height, 12-foot front transitional yard, 10-foot side transitional yard, and nine percent interior landscaping required). |
| 2021-UV3-007 | 4017 South State Avenue |

APPROVED Perry Township, Council District 24, Zoned D-3
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Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for offices for a religious use (not permitted) with a 12-square foot wall sign (maximum six square feet permitted).

NEW PETITIONS:

2021-SE3-001 1722 Olive Street
Cont'd to 8-17-21 Center Township, Council District 21, Zoned D-5
With notice KMS Enterprises LLC, by Sarah Walters
Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a two-story manufactured home.

2021-DV3-031 5859 Forest Lane
Cont'd to 8-17-21 Washington Township, Council District 9, Zoned D-4
Without notice Christos Katris, by James E. Lingenfelter
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a pool with a 12-foot setback from the front property line within the front yard of Forest Lane and a six-foot tall fence in the front yard of Forest Lane (20-foot front setback required, maximum 42-inch tall fence permitted).

2021-DV3-032 2275 East 58th Street
APPROVED Washington Township, Council District 9, Zoned D-5
Lisa M. Rainey, by Russell L. Brown
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 50-inch tall opaque fence in the front yard and encroaching slightly into the right-of-way of Brouse Avenue and the clear sight triangles of the adjoining streets and abutting driveway (maximum 42-inch tall fence permitted, structures not permitted within the clear sight triangle).

2021-DV3-036 1448 and 1452 Fletcher Avenue
APPROVED Center Township, Council District 17, Zoned D-5
Jason Blankenship, by Mark and Kim Crouch
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two single-family dwellings and detached garages with eight-foot front setbacks, and five and six feet between dwellings and 50% open space (18-foot front setbacks or average, 10 feet between dwellings and 60% open space required).

2021-UV3-010 1822 Cornell Avenue
Cont'd to 8-17-21 Center Township, Council District 17, Zoned I-3
Without notice Brooke Southerland, by Sarah Walters

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage (not permitted) with seven-foot and 5.8-foot side setbacks and a four-foot rear setback accessory to a single-family dwelling undergoing renovation (10-foot side setback and 40-foot transitional rear setback required).

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 (Heather Stephan, Senior Board Specialist 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.