

**METROPOLITAN BOARD OF ZONING APPEALS, DIVISION III  
INDIANAPOLIS - MARION COUNTY, INDIANA  
JULY 19, 2022 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on **Tuesday, July 19, 2022**, 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:**

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| 2022-DV3-027<br><b>APPROVED</b>              | 1609 Oliver Avenue<br>Center Township, Council District 16, Zoned I-4 / C-7<br>Tway Properties, LLC, by Ryan Rediger<br>Variance development standards to provide for a building addition with a 14.4-foot front setback from Harding Street (30-foot setback required).  |
| 2022-DV3-024<br>(Amended)<br><b>APPROVED</b> | 6832 East 82 <sup>nd</sup> Street<br>Lawrence Township, Council District 3, Zoned C-4<br>Midwest Maintenance and Construction Co., Inc., by Justin Schleicher<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 25-foot tall pylon sign located 70 feet and 290 feet from other freestanding business signs (300-foot separation required), being the third freestanding sign on the frontage of 82nd Street (maximum one freestanding sign permitted per frontage, one sign permitted per premises within 660 feet of an Interstate). |

**INDECISIVE PETITION:**

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| 2022-DV3-009B<br>(Amended)<br><b>WITHDRAWN</b> | 8630 Brookville Road<br>Warren Township, Council District 18, Zoned I-4<br>BG Leasing, LLC, by David Kingen and Emily Duncan<br>Variance of development standards of the consolidated zoning and subdivision ordinance to legally establish a six-foot chain link fence with barbed wire (barbed wire prohibited). |
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**CONTINUED PETITIONS:**

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| 2022-DV3-014<br>(Amended)<br><b>APPROVED</b> | 337 Parkway Avenue<br>Center Township, Council District 16, Zoned D-5<br>Platinum SPE, LLC, by Paul Carroll<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a duplex on a 4,950-square foot, 45-foot wide lot (minimum 7,200-square feet, 60-foot wide lot required), with an |
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eight-foot front setback (ten-foot required) and an open space of 55% (60% required).

2022-DV3-018

24 East Street

**Cont'd to 8-16-22**

**Without notice**

City of Southport, Perry Township, Council District 24, Zoned D-3  
Willy's Property Services, LLC, by David Kingen and Emily Duncan  
Variance of development standards of the Consolidated Zoning and  
Subdivision Ordinance to legally establish a lot with seven feet of street  
frontage (35 feet required) and to provide for a nine-foot rear setback (20-  
foot rear setback required).

2022-DV3-022

6945 Pendleton Pike

**Cont'd to 9-20-22**

**With notice**

Lawrence Township, Council District 13, Zoned C-4 (TOD)  
Convenience Centers, LLC, by William T. Niemier  
Variance of development standards of the Consolidated Zoning and  
Subdivision Ordinance to provide for a 10,533-square foot retail store with a  
37.57-foot wide and a 36.46-foot wide driveway (maximum 24 feet  
permitted), parking within ten feet of the front property line (25-foot setback  
required), with a building line 31.5 feet from the front property line of 38th  
Street (maximum 25 feet permitted) with 57% frontage (60% required),  
without a primary entry feature on the south front façade (one entry per 100  
feet required), with 106-foot long blank walls and wall planes (50-foot long  
blank wall limit and 100-foot long wall plane limit), with zero transparency on  
the south front façade (40% transparency required), with dumpsters located  
in the front yard along 38th Street (not permitted), and with deficient  
landscape screening for parking areas (2.5-foot to 4-foot tall wall or  
ornamental fence, dense landscape hedge or combination of both required).

2022-UV3-005

**WITHDRAWN**

3017 and 3031 Chase Street

Perry Township, Council District 20, Zoned D-4 (FF)

Wilson Water and Sewer Services, Inc., by Pat Rooney

Variance of use of the Consolidated Zoning and Subdivision Ordinance to  
provide for outdoor storage of vehicles and equipment on 100% of the site  
related to an adjacent commercial contractor (not permitted).

2022-UV3-009

2650 North Franklin Road

**Cont'd to 8-16-22**

**Without notice**

Warren Township, Council District 13, Zoned I-2

Reagan Outdoor Advertising, by Michelle Noppenberger

Variance of use and development standards of the Consolidated Zoning and  
Subdivision Ordinance to provide for 80-foot tall (maximum 40-foot tall  
permitted), 14-foot by 48-foot digital off-premise advertising sign (maximum  
12-foot by 25-foot permitted, digital off-premise sign not permitted), within  
120 feet of a protected district (300-foot separation required for off-premise  
signs, 600-foot separation for digital signs) within 1,000, 1,175 and 1,181  
feet of other off-premise advertising signs along I-465 (1,500 separation  
required along I-465), adjacent to an entrance roadway (not permitted) and

to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV3-010

7500 East 30<sup>th</sup> Street

**Cont'd to 8-16-22**

Warren Township, Council District 13, Zoned C-S

**Without notice**

Reagan Outdoor Advertising, by Jon Campbell

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 60-foot tall (maximum 40-foot tall permitted), 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted), within 215 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation for digital signs) within 985 feet and 1,000 feet of other off-premise advertising signs along I-465 (1,500 separation required along I-465), adjacent to an entrance roadway (not permitted) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV3-011

175 Southern Plaza Drive

**Cont'd to 8-16-22**

Perry Township, Council District 16, Zoned C-4 (FW) (FF)

**Without notice**

Reagan Outdoor Advertising, by Jon Campbell

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 65-foot tall (maximum 40-foot tall permitted), 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted), within 310 feet of a protected district (600-foot separation for digital signs required), with 900 feet of separation from another off-premises advertising sign (1,000 feet of radial separation required), within 200 feet of an entrance roadway (500 feet separation required) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV3-014

7715 East 42<sup>nd</sup> Street

**Cont'd to 8-16-22**

Lawrence Township, Council District 13, Zoned C-7

**Without notice**

Reagan Outdoor Advertising, by Jon Campbell

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 65-foot tall (maximum 40-foot tall permitted), 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted), within 930 feet, 1,230 feet and 1,380 feet of other off-premise advertising signs along I-465 (1,500 separation required along I-465), adjacent to an entrance roadway (not permitted), within 900 feet of another off-premise advertising sign (1,000 radial separation required) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV3-015

511 Madison Avenue

**Cont'd to 8-16-22**

Center Township, Council District 16, Zoned I-3 (RC)

**Without notice**

Reagan Outdoor Advertising, by Jon Campbell

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 40-foot tall, 26.5-foot by 24.5-foot

digital off-premise advertising sign (digital off-premise sign not permitted, maximum dimensions of 14 feet by 48 feet permitted), with a 6.3-foot setback from Madison Avenue (30-foot setback required), with 65 feet and 140 feet of separation from other off-premises advertising signs (1,000 feet of radial separation required), and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV3-017  
**WITHDRAWN**

1146 Tecumseh Street

Center Township, Council District 17, Zoned D-8

Indy Improvements, LLC, by Jason Wolfe

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an accessory structure with an 804-square foot secondary dwelling unit (not permitted without a primary dwelling, secondary dwelling cannot exceed 720 square feet) without the owner of the secondary dwelling unit living on the property (not permitted) and to provide for a swimming pool in front of the established building line (accessory structure not permitted without a primary structure, not permitted in front of established building line).

2022-UV3-018  
**Cont'd to 8-16-22**  
**Without notice**

7801 East 38<sup>th</sup> Street

Warren Township, Council District 13, Zoned C-3

Lamar Advertising, by Kimberly Buchanan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 40-foot tall, 14-foot by 48-foot digital off-premise advertising sign on a 0.2-acre lot (digital off-premise sign not permitted, maximum six-foot by twelve-foot sign permitted on a lot less than 10,000 square feet, maximum 378-square foot sign permitted in C-3), within 150 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation for digital signs) within 775 feet of another off-premise advertising signs along I-465 (1,500-foot separation required along I-465), within 530 feet of another off-premise advertising sign (1,000-foot radial separation required) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

#### **NEW PETITIONS:**

2022-DV3-025  
**Cont'd to 8-16-22**  
**Without notice**

6339 Myrtle Lane

Lawrence Township, Council District 3, Zoned D-1

Charlie R. II & Meredith P Meyer, by John Cross

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for renovations/additions to a single-family dwelling resulting in a 69% lot open space (80% required).

2022-DV3-026  
**Cont'd to 8-16-22**  
**Without notice**

1815, 1819, 1827 and 1835 North Meridian Street

Center Township, Council District 11, Zoned MU-2 (TOD) (RC)

TWG Development, LLC, by Joseph D. Calderon

2022-DV3-028 <b>APPROVED</b>	<p>Variance development standards to provide for 74.58-foot tall, six-story mixed-use building with 76.5-foot tall parapet and 86.5-foot tall stair tower (maximum 35 feet height permitted), with a zero-foot east transitional yard (ten-foot east transitional yard required).</p> <p>4017 South State Avenue Perry Township, Council District 24, Zoned D-3 Uche Unogu</p> <p>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a four-foot screen on top of a six-foot fence, creating a ten-foot fence (maximum six-foot fence permitted) along the north property line.</p>
2022-UV3-019 <b>Cont'd to 8-16-22</b> <b>Without notice</b>	<p>1245 Harding Court Perry Township, Council District 20, Zoned C-7 (FF) Lamar Outdoor Advertising, by Jason Graham</p> <p>Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 50-foot tall, 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted, maximum 40-foot height permitted), within 495 feet and 885 feet of other off-premise advertising signs (1,000 radial separation required).</p>
2022-UV3-020 <b>Cont'd to 8-16-22</b> <b>Without notice</b>	<p>4840 South Meridian Street Perry Township, Council District 16, Zoned C-3 Ideal Auto Sales, LLP, by Daniel Russello</p> <p>Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for automobile sales (not permitted) with a one-foot south front transitional yard (20 feet required) and zero-foot east front yard (10 feet required) for a parking area without landscaping, and with a zero-foot west transitional yard and 3.78-foot north transitional yard without landscaping (20-foot transitional yards required).</p>

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 ([Heather.Stephan@indy.gov](mailto:Heather.Stephan@indy.gov)). Written objections to a proposal are encouraged to be filed via email: [dmdpubliccomments@indy.gov](mailto: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.