

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION I  
INDIANAPOLIS - MARION COUNTY, INDIANA  
FEBRUARY 1, 2022**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, February 1, 2022, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street. Given the current increase in COVID-19 cases, the Metropolitan Board of Zoning Appeals may determine to hold this meeting virtually via Webex in accordance with Governor Holcomb's extension of the Public Health Emergency Declaration. If the Board determines to hold this meeting virtually, notice of this determination will be provided on the published Staff Report and Agenda prior to the meeting.

**EXPEDITED PETITIONS:**

TBD

**CONTINUED PETITIONS:**

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| 2021-DV1-074              | 48 West 65 <sup>th</sup> Street<br>Town of Meridian Hills, Washington Township, Council District 2, Zoned D-1<br>Gaetano & Laurel Maiorano, by Michael D. Maiorano<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a primary building addition with a four-foot rear setback and legally establish a patio with a 10-foot rear setback (15% of the depth of the lot, but no more than 30-feet required).                                                                                         |
| 2021-DV1-076              | 5307 Broadway Street<br>Washington Township, Council District 9, Zoned D-5 (TOD)<br>Creativity Investment LLC, by Mark and Kim Crouch<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a five-foot rear setback and to legally establish a zero-foot north side setback (20-foot rear setback, five-foot side setback required).                                                                                                                      |
| 2021-UV1-032<br>(Amended) | 5170 Evanston Avenue<br>Washington Township, Council District 9, Zoned D-5 (W-5)<br>Mainstay Property Group, LLC, by David S. Logan<br>Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a personal event space (not permitted) with a game court located in the required front yard setback in front of the primary dwelling (not permitted), with 38% open space (60% open space required), and to provide for a dwelling with a ten-foot rear setback (twenty-foot rear setback required). |
| 2021-UV1-037<br>(Amended) | 30 West Adler Street<br>Center Township, Council District 16, Zoned I-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

Last Chance Wrecking, by Mitch Sever  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wrecking/salvage operation with outdoor storage on a gravel lot (not permitted, durable and dust-free surface required) and to legally establish a 9.5-foot tall fence in the front yard (maximum six-foot tall fence permitted in the front yard).

**NEW PETITIONS:**

- 2021-DV1-077      715 South Keystone Avenue  
Center Township, Council District 12, Zoned D-5  
Christopher C. Renteria  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for the erection of a five-foot fence, composed of corrugated and galvanized metal, within the front yard, encroaching into the clear sight triangles of intersecting streets and the alley access drive and encroachment into the rights-of-way of Keystone Avenue and Hoyt Avenue (fence height in front yard limited to three, and a half feet in the front yard, fence material limited and encroachment into clear sight triangles and rights-of-way not permitted).
- 2021-DV1-078      673 River Road  
Center Township, Council District 16, Zoned D-5 (RC)  
Rosa Boyzo V Bucio, by Cindy Thrasher  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for the construction of a detached garage being 182 square feet larger than the primary structure and to legally establish an existing shed with a zero-foot rear and side setback (accessory structures may not exceed area of the primary structure, five-foot rear setback and seven-foot side setback required).
- 2021-DV1-079      1226 Fletcher Avenue  
Center Township, Council District 17, Zoned D-5  
Michael Spalding  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for the construction of a three-story single-family dwelling and attached garage with a nine-foot front setback and a three-foot side setback (2.5-story dwelling permitted, ten-foot front setback, five-foot side setback).
- 2021-DV1-080      1047 North Beville Avenue  
(Amended)      Center Township, Council District 17, Zoned D-5  
Reconstructive LLC, by Mark and Kim Crouch  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached single-family dwelling with an eight-foot front setback, a five foot corner side

- setback, a five-foot rear setback, an open space of 35%, and structure within the clear sight triangle of the intersecting streets (ten foot front setback, eight foot corner side setback, 20-foot rear setback, 40% open space required, structures not permitted within clear sight triangle).
- 2022-DV1-001 311 West 26<sup>th</sup> Street  
Center Township, Council District 11, Zoned D-5  
Exequiel Hernandez Donis and Habib Kessilyas, by Sarah Walters  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached single-family dwelling with a 13-foot rear setback, creating an open space of 22.7% (20-foot rear setback, 40% open space required).
- 2022-DV1-002 7736 Zionsville Road  
Pike Township, Council District 1, Zoned I-2  
Cardinal Health 414, LLC, by Fredric Lawrence  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for the conversion of an existing warehouse for a life sciences research and development facility, with unscreened roof-mounted equipment and an eight-foot chain link fence with barbed wire around the perimeter of the property (screening of roof-mounted equipment required, maximum height of 3.5-feet in front yard permitted, barbed wire prohibited).
- 2021-UV1-038 3117 and 3115 Sutherland Avenue  
Center Township, Council District 17, Zoned SU-34  
Ganeene Edison  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a beauty salon and office space (not permitted).
- 2021-UV1-039 758 East Terrace Avenue  
Center Township, Council District 21, Zoned D-5  
FAR Construction LLC, by Sharmin Frye  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to allow for the construction of a duplex (not permitted) on a 33-foot wide, 3,300-square foot lot, with a three-foot corner side setback, open space of 37% with a secondary dwelling and garage access from a street with a two-foot rear yard setback, five-foot corner side setback, and both structures located within the clear sight triangles of the abutting streets and alley (60-foot lot width and 7,200 square foot lot area, eight-foot corner side setback, 60% open space, exclusive garage access from an improved alley, five-foot detached garage rear yard setback required, a secondary dwelling only permitted for a single-family detached dwelling and structures not permitted within the clear sight triangle).
- 2021-UV1-040 1049 and 1105 Blaine Avenue  
Center Township, Council District 16, Zoned D-5  
Carr Property Group LLC, by Kyle T. Resetarits

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 48-foot tall, three-story 20-unit medium apartment, with units ranging from 600 to 1,400 square feet, on an 88.37-foot wide lot with deficient landscaping, with a 2.5-foot south side setback, an 11.8-foot rear setback, with a trash container with a 3.8-foot rear setback, a parking lot with a 4.8-foot north side setback with nine-foot by 18-foot parking spaces and no bicycle parking (not permitted, 100-foot wide lot, five-foot side setback, 20-foot long parking stall, three bicycle spaces required).

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