

**METROPOLITAN BOARD OF ZONING APPEALS, DIVISION III  
INDIANAPOLIS - MARION COUNTY, INDIANA  
JUNE 21, 2022 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on **Tuesday, June 21, 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 PETITION:**

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| 2022-DV3-020<br>(Amended)<br><b>APPROVED</b> | 1402 North Denny Street<br>Center Township, Council District 12, Zoned D-5<br>Matthew Philip Resner<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for six-foot tall fence along 14th Street (maximum 3.5-foot tall fence permitted).  |
| 2022-UV3-016<br><b>APPROVED</b>              | 9910 (9972 Tenant Space) East Washington Street<br>Warren Township, Council District 19, Zoned C-3 (TOD)<br>Washington Corner, LP, by Andi M. Metzler<br>Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a banquet facility (not permitted).   |
| 2022-UV3-013<br><b>APPROVED</b>              | 203 West Morris Street<br>Center Township, Council District 16, Zoned I-1<br>Omnisite Real Estate Holdings, LLC, by David Gilman<br>Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family detached dwelling (not permitted) with a three-foot front setback from Kansas Street (30-foot transitional yard required). |
| 2022-DV3-023<br>(Amended)<br><b>APPROVED</b> | 2703 Guilford Avenue<br>Center Township, Council District 17, Zoned D-5<br>In and Out Unlimited, LLC, by Jamilah Mintze<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for single-family detached dwelling with a five-foot east rear setback (twenty feet required).  |
| 2022-DV3-021<br>(Amended)<br><b>APPROVED</b> | 1121 East Naomi Street<br>Center Township, Council District 21, Zoned D-5<br>Glen Shake, by Mark and Kim Crouch<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a duplex on a 4,788-square foot, 38-foot wide lot (minimum 7,200-square feet, 60-foot wide lot required), with and an open space of 50% (60% required).             |
| 2022-DV3-017<br>(Amended)                    | 2826 North New Jersey Street<br>Center Township, Council District 9, Zoned D-5   |

**APPROVED**

Reggie Dodson, by Mark and Kim Crouch  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for duplex on a 5,200-square foot, 40-foot wide lot (minimum 7,200 square feet, 60-foot wide lot required for a duplex), and 50% open space (60% open space required).

**CONTINUED PETITIONS:**

- 2022-DV3-004      7557 Shelby Street  
**Cont'd to 8-16-22** Perry Township, Council District 24, Zoned C-4  
**Without notice** Global Signal Acquisitions IV, LLC, by Andi M. Metzler  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 120-foot tall wireless communication monopole with a five-foot lightning rod, without required landscaping (maximum 70-foot tall pole permitted, landscaping required).
  
- 2022-DV3-009A      8630 Brookville Road  
(Amended) Warren Township, Council District 18, Zoned I-4  
**APPROVED** BG Leasing, LLC, by David Kingen and Emily Duncan  
Variance of development standards of the consolidated zoning and subdivision ordinance to legally establish a 27-foot east side setback for a truck repair facility (30-foot east side setback required) and to provide for a loading dock with a 21-foot rear setback (30-foot rear setback required).
  
- 2022-DV3-009B      8630 Brookville Road  
(Amended) Warren Township, Council District 18, Zoned I-4  
**Indecisive vote** BG Leasing, LLC, by David Kingen and Emily Duncan  
**Cont'd to 7-19-22** Variance of development standards of the consolidated zoning and  
**Without notice** subdivision ordinance to legally establish a six-foot chain link fence with barbed wire (barbed wire prohibited).
  
- 2022-DV3-014      337 Parkway Avenue  
(Amended) Center Township, Council District 16, Zoned D-5  
**Cont'd to 7-19-22** Platinum SPE, LLC, by Paul Carroll  
**Without notice** 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 eight-foot front setback (ten-foot required) with a 14.7-foot rear yard setback (20 feet required) and an open space of 47% (60% required).
  
- 2022-UV3-008      10195 East 86<sup>th</sup> Street  
**WITHDRAWN** Lawrence Township, Council District 4, Zoned D-1  
Carrington Homes, Inc., by David A. Retherford  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for office uses (not permitted).
  
- 2022-UV3-009      2650 North Franklin Road  
**Cont'd to 7-19-22** Warren Township, Council District 13, Zoned I-2

**Without notice** 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 7-19-22** 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 7-19-22** 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 7-19-22** 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

**Cont'd to 7-19-22**  
**Without notice**

511 Madison Avenue

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

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).

**NEW PETITIONS:**

2022-DV3-018

**Cont'd to 7-19-22**  
**Without notice**

24 East Street

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-DV3-019

**DENIED**

11741 Prospect Street

Warren Township, Council District 19, Zoned D-A

Eric Carter

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a three-acre parcel with 40 feet of street frontage and lot width (125 feet of lot frontage, 250 feet lot width required).

2022-DV3-022

**Cont'd to 7-19-22**  
**Without notice**

6945 Pendleton Pike

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-DV3-024

**Cont'd to 7-19-22**

**Without notice**

6832 East 82<sup>nd</sup> Street

Lawrence Township, Council District 3, Zoned C-4

Midwest Maintenance and Construction Co., Inc., by Justin Schleicher  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

A 25-foot tall pylon sign located 38 feet, 70 feet and 290 feet from other freestanding business signs (300-foot separation required), being the third freestanding sign on the frontage of 82<sup>nd</sup> Street (maximum one freestanding sign permitted per frontage, one sign permitted per premises within 660 feet of an Interstate).

A 61.5-foot tall pole sign located 25 feet, 35 feet and 245 feet from other freestanding signs (maximum 20-foot tall pole sign permitted, 300-foot separation required) being the second pole sign along 82<sup>nd</sup> Street (one pole sign permitted), being the fourth freestanding sign on the frontage of 82<sup>nd</sup> Street (maximum one freestanding sign permitted per frontage, one sign permitted per premises within 660 feet of an Interstate).

2022-UV3-017

**Cont'd to 7-19-22**

**Without notice**

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 7-19-22**

**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).

**ADDITIONAL BUSINESS:**

**FINDINGS OF FACT:**

**2021-SE3-003      Negative Findings Adopted**

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.