

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION II
INDIANAPOLIS - MARION COUNTY, INDIANA
AUGUST 10, 2021 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, August 10, 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-DV2-037
APPROVED | 931 Villa Avenue
Center Township, Council District 17, Zoned D-5
Erin Fortune, by Mark and Kim Crouch
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 50% open space for a detached garage accessory to a single-family dwelling with an existing zero-foot north side setback (60% open space and three-foot side setback required). |
| 2021-DV2-039
APPROVED | 7030 Emblem Drive
Franklin Township, Council District 25, Zoned C-3
Design Team Sign Company LLC, by Timothy E. Ochs
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the replacement of an existing 36-foot tall, 234-square foot illuminated pole sign with a 20-foot tall, 103-square foot illuminated pole sign (pole signs and internal illumination not permitted). |
| 2021-DV2-040
APPROVED | 5921 Stafford Road
Washington Township, Council District 7, Zoned D-1
Chad T. Walker
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 50-foot front setbacks from the front property line of the adjacent streets (30-foot from the proposed right-of-way or average setback, whichever is greater). |
| 2021-DV2-044
APPROVED | 4118 Rookwood Avenue
Washington Township, Council District 7, Zoned D-5
Gregory Simon and Michael Schroeder, by Cindy Thrasher
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage accessory to a single-family dwelling with an open space of 57% (60% open space required). |
| 2021-UV2-014
APPROVED | 5053 East Michigan Street
Center Township, Council District 12, Zoned C-3
Michael Mador, by Mark and Kim Crouch |

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a 2.5-foot rear transitional yard, accessory to an existing single-family dwelling with a two-foot front setback and six-foot side transitional setback (residential uses not permitted, ten-foot rear transitional yard, 10-foot front yard and eight-foot side transitional yard required).

2021-DV2-042
APPROVED

5505 and 5565 Brookville Road
Warren Township, Council District 12, Zoned I-4
AOZI-Brookville LLC, by Joseph D. Calderon

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an industrial development with multiple double-loaded rows of parking in the front yard of Irvington Avenue and to provide for loading areas in the front yard of Brookville Road (one double-loaded row of parking permitted in the front yard, loading areas not permitted in the front yard).

2021-DV2-045
(Amended)
APPROVED

1442 Orange Street
Center Township, Council District 21, Zoned D-5
Adam Spieth, by Mark and Kim Crouch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage accessory to a single-family dwelling with an existing five-foot front setback, two-foot east side yard with 50% open space (18-foot front setback or average, three-foot side setback and 60% open space required).

TRANSFERRED PETITION:

2020-DV3-049
(Amended)
APPROVED

7430 East Southport Road
Franklin Township, Council District 25, Zoned D-1
Sunny Gill, by David A. Retherford

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the division of a nine-acre parcel into three lots with 45 feet to 71 feet of frontage and lot width and to have lot width measured at the front wall of the dwelling (90 feet of lot width at the front setback line required).

CONTINUED PETITIONS:

2021-SE2-001
(Amended)
DENIED

1018 and 1030 Loughery Lane
Washington Township, Council District 7, Zoned D-2
Central Indiana Christian Fellowship Corp., by Jeff Davies
Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses.

2021-DV2-025

8008 Fishback Road

Cont'd to 9-14-21 Pike Township, Council District 1, Zoned D-A / D-1
Without notice Jefferson Electric LLC, by Casey Rudicel
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an accessory renewable solar energy facility in the front yard (permitted in side and rear yards or on rooftops only).

NEW PETITIONS:

2021-DV2-038 1042 Woodlawn Avenue
Cont'd to 9-14-21 Center Township, Council District 16, Zoned C-5
Without notice Plat Collective, by Joshua Pfendler
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-story, 2000-square foot office building with a 0.5-foot front setback, a three-foot north side setback, a zero-foot rear yard and zero-foot south side yard for parking, and with the proposed development within the clear sight triangle of the abutting street and alley (10-foot front, side and rear setbacks required, structures not permitted within the clear sight triangle).

2021-DV2-041 6720 Telecom Drive
Cont'd to 9-14-21 Pike Township, Council District 1, Zoned C-S
Without notice Michael Lentz, by Aakash Patel
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for less transparency than required and to provide for a trash container enclosure in the front yard of Telecom Drive (40% transparency required between three and eight feet above grade level within 50 feet of a public entrance, service areas not permitted within the front yard).

2021-DV2-043 4250 East Southport Road
Cont'd to 9-14-21 Perry Township, Council District 24, Zoned C-4
Without notice Shaun Ensign
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a freestanding sign (freestanding signs not permitted within integrated centers for adult entertainment uses).

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: 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.