

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION II
INDIANAPOLIS - MARION COUNTY, INDIANA
AUGUST 9, 2022 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on **Tuesday, August 9, 2022**, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street on the following petitions:

EXPEDITED PETITIONS:

2022-DV2-030

APPROVED

8040 and 8042 Westfield Boulevard
Washington Township, Council District 2, Zoned D-S (TOD)
Westwood Properties LLC, by Christian C. Badger
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish two lots with deficient lot area (0.38 and 0.48 acre) and lot width (85 feet and 110 feet) (minimum of one acre requires, 150-foot lot width required) and;

To provide for the construction of a single-family dwelling at 8040 Westfield Boulevard, with a north side yard setback of 14 feet and an open space of 75% (15-foot side setback and 85% open space required) and;

To provide for the construction of a single-family dwelling at 8042 Westfield Boulevard with an open space of 75% (85% open space required).

2022-DV2-020

(Amended)

APPROVED

1603 Hoyt Avenue
Center Township, Council District 17, Zoned D-5
Bentley Construction, LLC, by John Cross
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to a single-family dwelling and a new detached accessory structure, each with a four-foot west side yard setback, and a four-foot east side yard setback (five feet side yard setbacks required).

INDECISIVE PETITIONS:

2022-DV2-009

(Amended)

APPROVED

1635 South Sherman Drive
Center Township, Council District 18, Zoned D-3
Rene Zamudio, by Brent Bennett
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 3,200-square foot detached accessory structure (footprint of accessory structure not permitted to exceed the footprint of the dwelling) to be taller than the primary structure

(not permitted) and to allow for the operation of a roofing business and storage of commercial vehicles (commercial and building contractors and storage of commercial vehicles not permitted).

2022-UV2-007

DENIED

1259 West 29th Street

Center Township, Council District 11, Zoned I-2

Lafayette Williams, by David Kingen and Emily Duncan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish automobile repair (not permitted), with a zero-foot north transitional yard (minimum 30-foot required), zero-foot east, south and west side yards without landscaping (10 feet side yards required, landscaping required).

TRANSFERRED PETITION:

2022-UV1-023

(Amended)

DENIED

5430 Victory Drive

Franklin Township, Council District 18, Zoned C-7

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 (digital off-premise sign not permitted), within 190 feet, 545 feet, 660 feet and 830 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 400 feet, 550 feet and 720 feet of other off-premise advertising signs (1,000 radial separation required).

CONTINUED PETITIONS:

2022-DV2-022A

(Amended)

APPROVED

1342 South East Street

Center Township, Council District 16, Zoned C-3

Mint Holdings, LLC, by Mark and Kim Crouch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing commercial building within the clear sight triangle of the abutting street and alley (not permitted) with a 0-foot east setback and transitional yard (10-foot setback and transitional yard required), a 2.8-foot south front setback (10 feet required) and to provide a 1,996-square foot, second floor addition to an existing commercial building with six parking spaces (twelve parking spaces required).

2022-DV2-022B

(Amended)

APPROVED

1342 South East Street

Center Township, Council District 16, Zoned C-3

Mint Holdings, LLC, by Mark and Kim Crouch

<p>2022-DV2-023 Cont'd to 9-13-22 Without notice</p>	<p>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an awning and second-story deck extending five feet into the right-of-way of East Street (not permitted). 1509 Prospect Street Center Township, Council District 21, Zoned C-4 Indianapolis Area Local APWU, by Donald Packwood</p>
<p>2022-DV2-024 Cont'd to 9-13-22 Without notice</p>	<p>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a pole sign with a zero-foot setback from Prospect Street and to provide a digital display (digital display not permitted on pole signs), located within 185 feet of a protected district (minimum 400-foot separation required for digital display) and within 435 feet of a local historic district (600-foot separation required). 4235 Broadway Street Washington Township, Council District 7, Zoned D-4 Sabra B. Northam and Tom Tomlinson</p>
<p>2022-DV2-027 Transfer, Div. I Cont'd to 9-6-22 Without notice</p>	<p>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 29-foot tall, 1,156-square foot detached accessory structure (maximum 24-foot height permitted). 3048 South McClure Street Decatur Township, Council District 20, Zoned D-5 (FF) Oscar Gomez and Asencio Gomez, by Sarah Walters</p>
<p>2022-UV2-009 Cont'd to 9-13-22 Without notice</p>	<p>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with a 4.167-foot north side setback and a five-foot south side setback (seven feet side setbacks required). 1251 West 96th Street Washington Township, Council District 2, Zoned C-1 Reagan Outdoor Advertising, by Michelle Noppenberger</p>
<p>2022-UV2-010 Cont'd to 9-13-22 Without notice</p>	<p>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 (off-premise signs not permitted in C-1, digital off-premise sign not permitted), with an 7.9-foot setback from 96th Street (10-foot setback required), within 200 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation for digital signs), within 250 and 1,306 feet of other off-premise advertising signs along I-465 (1,500 separation required along I-465), with 436 feet of separation from another off-premises advertising sign (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). 2400 Roosevelt Avenue Center Township, Council District 17, Zoned I-3 Reagan Outdoor Advertising, by Michelle Noppenberger</p>

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 70-foot tall (maximum 40-foot tall permitted), 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted), with an eight-foot setback from Interstate 70 (60-foot setback required), within Interstate 465 (not permitted), within 100 feet of a protected district (300-foot separation required), adjacent to an exit roadway (not permitted) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV2-011

1355 West 96th Street

Cont'd to 9-13-22

Washington Township, Council District 2, Zoned C-1

Without notice

Reagan Outdoor Advertising, by Jon R. Campbell

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 35-foot tall, single-faced, 14-foot by 48-foot digital off-premise advertising sign (off-premise signs not permitted in C-1, digital off-premise sign not permitted), with a four-foot setback from Ditch Road (10-foot setback required), within 83 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation for digital signs), within 1,306 feet of another off-premise advertising sign along I-465 (1,500 separation required along I-465) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV2-012

9333 Haver Way

Cont'd to 9-13-22

Washington Township, Council District 2, Zoned C-5

Without notice

Reagan Outdoor Advertising, by Michelle Noppenberger

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 60-foot tall, 14-foot by 48-foot digital off-premise advertising sign (maximum 40-foot height permitted, digital off-premise sign not permitted), within 907 feet of another off-premise advertising sign (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), and to be located along an interstate entrance roadway (advertising signs not permitted within 500 feet of an entrance roadway).

2022-UV2-013

6111 West Hanna Avenue

Cont'd to 10-11-22

Decatur Township, Council District 22, Zoned I-4

Without notice

Reagan Outdoor Advertising, by Michelle Noppenberger

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 zero feet and 726 feet of other off-premise advertising signs along I-465 (1,500 separation required along I-465), within 387 feet, 815 feet and 960 feet of other off-premise

advertising signs (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-UV2-017

Cont'd to 9-13-22

With notice

3912 Glen Arm Road

Pike Township, Council District 10, Zoned C-S (FW)

Lamar Outdoor Advertising, by Kimberly Buchanan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 26-foot tall, 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted), with a zero-foot setback from I-465 (60 feet required) within 585 feet and 520 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 within 585 feet and 520 feet of other off-premise advertising signs (1,000 radial separation required).

2022-UV2-018

DENIED

4900 Robison Road

Pike Township, Council District 1, Zoned I-4

Lamar Outdoor 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 (digital off-premise sign not permitted), with a 52-foot setback from I-465 (60 feet required) within 500 feet, 520 feet, 540 feet, 650 feet, 1,000 feet, and 1,400 feet of other off-premise advertising signs along I-465 (1,500 separation required along I-465), within 500 feet, 520 feet, 540 feet, 650 feet and 950 feet of other off-premise advertising signs (1,000 radial separation required).

NEW PETITION:

2022-DV2-029

Cont'd to 9-13-22

Without notice

7008 West Ralston Road

Decatur Township, Council District 20, Zoned D-A

Brent & Kristin Bangel, by Robert Hight

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a 75-foot parking area in the front yard (accessory buildings not permitted in front of primary dwelling, parking areas in front of primary dwelling limited to a width of 30 feet).

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). 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.