

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION I  
INDIANAPOLIS - MARION COUNTY, INDIANA  
MAY 10, 2022**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, May 10, 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-DV1-015      1701 Hoyt Avenue  
(Amended)      Center Township, Council District 17, Zoned D-5  
LP 2, LLC, by Luke Burrow  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and detached garage/carriage house with a five-foot corner side setback (eight feet required), a two-foot rear setback (five feet required) and structure within the clear sight triangle of the abutting streets (structures not permitted within the clear sight triangle).
- 2022-DV1-020      8197 Clearwater Pointe  
Washington Township, Council District 3, Zoned D-S  
Patrick Kelly, by Mark Demerly  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 2,291-square foot building addition with a twelve-foot south side setback and a pool with a ten-foot south side setback (minimum fifteen-foot setback required) resulting in a 78% lot open space (85% open space required).
- 2022-DV1-022      4780 East 41<sup>st</sup> Street  
Washington Township, Council District 9, Zoned D-3  
St. Vincent New Hope, by Cindy Thrasher  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a sunroom addition with an eleven-foot rear yard setback (20 feet required).
- 2022-DV1-024      101 West Washington Street  
Center Township, Council District 16, Zoned CBD-1 (RC)  
HTP Properties, by Cindy Thrasher  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a fifth skyline sign on one building (maximum four skyline signs permitted per building).
- 2022-DV2-010      2827 East 10<sup>th</sup> Street  
(Amended)      Center Township, Council District 17, Zoned C-3 / MU-2  
Gomez BBQ, by David Gilman

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of parking spaces into an outdoor seating area resulting in one ADA parking space (minimum seventeen parking spaces, one ADA space required).

2022-UV1-011

8620 West 82<sup>nd</sup> Street

Pike Township, Council District 1, Zoned D-A

Dish Wireless, LLC, by Stephen E. Carr

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 145-foot tall monopole wireless communication tower with a five-foot lightening rod (not permitted), with landscaping on two sides of the tower site (landscaping around entire tower site required).

**CONTINUED PETITIONS:**

2022-DV1-011

1422 English Avenue

(Amended)

Center Township, Council District 17, Zoned D-5

Magenta Homes LLC, by Mark & Kim Crouch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing structure with a one-foot east side setback and seven-foot rear yard setback and provide for building additions resulting in a three-story, single-family dwelling with a six-foot east side yard setback, a zero-foot west side setback, a seven-foot rear yard setback and an open space of 24 percent (maximum 2.5 story dwelling permitted, seven-foot side setback, 20-foot rear setback, 40 percent open space required).

2022-DV1-016

1810 South Meridian Street

Center Township, Council District 16, Zoned I-3 and I-4

Indiana Rail Road Company, by Tim DeWitt

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for truck and trailer storage with a deficient green factor score (compliant green factor score required), zero-foot front and rear setbacks and an eight-foot chain link fence with barbed wire around the perimeter of the property (30-foot front and 20-foot rear setbacks required, maximum height of 3.5-feet in front yard permitted, barbed wire prohibited).

2022-DV1-018

9490 North Delaware Street

(Amended)

Washington Township, Council District 2, Zoned D-3

Linda J. Griggs and T. Matthew Griggs

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall fence in the front yard along 95<sup>th</sup> Street and legally establish a shed within the front yard with a six foot front setback (maximum 3.5-foot tall fence permitted in front yard and

minor residential structures not permitted within front yard, 25 foot front setback required).

2022-DV1-019 5329 and 5425 East Thompson Road  
Franklin Township, Council District 18, Zoned C-4  
Melrose Indiana Holdings, LLC, by Alex C. Intermill  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 32-foot tall, 360-square foot pole sign, located 220 feet from another pole sign, being the third sign along an integrated center frontage (maximum 20-foot tall, 300-square foot pole sign permitted, maximum two signs per frontage permitted, minimum 300-foot separation required).

2022-UV1-002 2535 East 79<sup>th</sup> Street  
(Amended) Washington Township, Council District 2, Zoned D-4 (FF)  
William M Gammon, Jr. and Beth L. Gammon, by Garrett E. Lawton  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a shipping container (commercial vehicles not permitted) and a carport (accessory structures not permitted without a primary structure) with a 14-foot front setback (25-foot front setback required), both within the Floodway Fringe (nonbuilding/detached structures only permitted in compliance with specific conditions).

2022-UV1-007 3057 Park Avenue  
Center Township, Council District 9, Zoned D-5  
Mapleton-Fall Creek Development Corporation, by Joseph D. Calderon  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a residential triplex (not permitted), with a four-foot south side setback and a six-foot north corner side setback (minimum five-foot south and eight-foot corner side setback required).

**NEW PETITIONS:**

2022-DV1-021 1868 Lafayette Road  
Wayne Township, Council District 11, Zoned C-4 (W-5)  
Pilot Pursuit, LLC, by Sarah Walters  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 1,172-square foot deck with a 0.6-foot front setback from 19<sup>th</sup> Street and a 2.2-foot setback from Lafayette Road (minimum 10-foot front transitional yard/setback required) and located within the clear-sight triangle (not permitted).

2022-DV1-023 4330 Michigan Road  
Washington Township, Council District 8, Zoned SU-2 (FF)  
International School of Indiana, by Craig Flandermeyer  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall ornamental and chain link

fence in the front yard along Michigan Road (maximum 3.5-foot tall permitted).

2022-DV1-025

16 West Morris Street and 1150 South Meridian Street  
Center Township, Council District 16, Zoned C-4  
SANJH Realty, LLC, by David Kingen and Emily Duncan  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the redevelopment of a 3,200-square foot liquor store located ten feet from a protected district (100-foot separation required), with vehicular access to Meridian Street and Morris Street (alley access required), a five foot south landscape strip (six feet required) and a dumpster enclosure in the west transitional yard (not permitted).

2022-DV1-026

717 Shelby Street  
Center Township, Council District 17, Zoned C-5  
RCA Properties, LLC, by Paul J. Lambie  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an office building with a zero-foot setback from Shelby Street (ten feet required), with parking areas encroaching into the six-foot front landscape strips along Shelby Street and Hoyt Avenue (not permitted) and to provide for vehicular access from Hoyt Avenue (access shall be exclusively from an alley).

2022-UV1-009

8930 West Washington Street  
Wayne Township, Council District 22, Zoned C-4 (FW)  
S&S Center, LLC, by David Kingen and Emily Duncan  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the continuation of automobile and motorcycle sales (not permitted).

2022-UV1-010

2211, 2213, 2215, 2217, 2219 and 2143 Prospect Street and 1121 Churchman Avenue  
Center Township, Council District 21, Zoned C-4 and D-5  
R&S, LLC and Donald J. Tharp, by William Niemier  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a retail building and parking with a four-foot setback along Prospect Street (ten feet required) a 6.53 south transitional yard (eight feet required) an 89.29-foot setback along Churchman Avenue (maximum 65-foot setback permitted) vehicular access onto Prospect Street (alley access required) with a double-loaded row of parking along Churchman Avenue (maximum single-loaded row permitted) and an off street parking lot on 1121 Churchman Avenue (not permitted in D-5) with a dumpster in the front yard and not associated with a primary use on site (service areas not permitted in the front yard, not permitted without a primary use).

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.