

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION III
INDIANAPOLIS - MARION COUNTY, INDIANA
NOVEMBER 22, 2022 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on **Tuesday, November 22, 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 PETITIONS:

2022-DV3-043 (Amended) APPROVED	1423 South State Avenue Center Township, Council District #21, Zoned D-5 Platinum SPC LLC, by Paul Carroll Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a zero-foot south side yard setback and provide for the construction of a building addition resulting in a two-foot south setback (five-foot side yard setbacks required).
--	--

TRANSFERRED PETITION:

2022-DV2-039 (Amended) DENIED	6111 North Keystone Avenue Washington Township, Council District #2, Zoned C-4 Green Sign Company, by Lauren Obendorf Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a fourth freestanding pylon sign along the frontage of Keystone Avenue (not permitted, limit of two freestanding signs per frontage) and within 70 feet of another freestanding sign to the north (300 feet of separation from other freestanding signs required), including digital display within 400 feet of a protected district (600-foot separation from protected districts required).
--	--

CONTINUED PETITIONS:

2022-DV3-042 DENIED	3510 South Keystone Avenue Center Township, Council District #12, Zoned C-7 Richmond Acquisitions LLC, by David Gilman Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 200-square foot, 40-foot-tall pole sign, with digital display, located within 250 feet of an existing freestanding sign and within 210 feet of a protected district (maximum 20-foot-tall pole sign permitted, digital display not permitted on pole signs, 300-foot
-------------------------------	--

separation from other freestanding signs and 600-foot separation from protected districts required).

2022-UV3-029

Cont'd to 1-17-22

Without notice

1009 West Edgewood Avenue

Perry Township, Council District #20, Zoned D-A / D-4

Willis Group LLC, by James Lewis Hillery

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two commercial storage buildings with a total of 11 storage units (not permitted), each with a 15-foot side yard setback resulting in a 30-foot aggregate side setback (30-foot side yard setback and 75-foot aggregate side yard setback required).

2022-UV3-030

(Amended)

APPROVED

4613 South Harding Street

Perry Township, Council District #20, Zoned I-4

Lamar Advantage GP Company, LLC, by Derek Raymond

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of a 60-foot tall, 14-foot by 48-foot off premise advertising sign (height limited to 40 feet) with a 20-foot front setback from I-465 and 20-foot western side yard setback (60-foot front setback required along freeways, 30-foot side setback required) within 460 feet of another off-premise advertising sign (1,000-foot radial separation required), and within 460 feet, 880 feet and 1,100 feet of other off-premises signs along I-465, and within 20 feet along the centerline of an interstate exit roadway (1,500-foot separation required along I-465, 500-foot separation required from interstate ramp entries).

NEW PETITIONS:

2022-DV3-048

(Amended)

APPROVED

6303 East 82nd Street

Lawrence Township, Council District #3, Zoned C-3 / C-S

Huffer Holdings, LLC, by Brent Bennett

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a dumpster within the front yard of Knue Road (not permitted).

2022-DV3-044

WITHDRAWN

111 Albert Drive

Perry Township, Council District #23, Zoned D-A / D-2

Gordon & Kellie Adams

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eight-foot-tall fence (maximum six-foot tall fence permitted) and to:

- a) Legally establish an existing mini-barn with 0.5-foot rear yard setback and two-foot west side yard setback; and

- b) Provide for a pool deck with a two-foot east side and rear setback (minimum 30-foot side yard setback, 75-foot aggregate side setback required, and 75-foot rear setback required);
- c) Resulting in an 83% open space (85% open space required).

2022-DV3-045

APPROVED

3141 East Thompson Road

Perry Township, Council District #24, Zoned C-3

Nike Adebomojo, by William T. Niemier

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding commercial building with a 96.5-foot front setback from Thompson Road (maximum 85-foot front setback permitted).

2022-DV3-046

1321 Sturm Avenue

Cont'd to 12-20-22 Center Township, Council District #17, Zoned D-8

With notice

Chase & Kristin Glassburn, by David Kingen & Emily Duncan

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish the existing two-foot rear yard setback of Lot 24 (15-foot rear setback required); and on Lot 25, provide for:

- a) The construction of a single-family dwelling with a 79-foot setback from Oriental Avenue (maximum setback of 19.9 feet permitted); and
- b) A six-foot fence within the front yard of Oriental Street (maximum 3.5-foot-tall fence permitted); and
- c) A three-foot corner side yard setback (eight-foot corner side yard setback required); and
- d) No front entry feature on the front façade (entry feature required); and
- e) Zero street trees (five required) and no planting beds in the front yard (20% of front yard must be occupied by planting beds).

2022-DV3-047

APPROVED

920 Mitthoefer Road

Warren Township, Council District #19, Zoned C-4

Tune Up Pros LLC, by Martin Tomey

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a height of 24 feet (height limited to 18 feet along a transitional yard) and a 15-foot rear transitional yard (20-foot transitional yard required).

2022-UV3-032

10859 East Washington Street

Cont'd to 12-20-22 Warren Township, Council District #19, Zoned C-4 (TOD)

Without notice

Gilligan Company, by Patrick Moone

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment with:

- a) A 35-foot front setback from Washington Street (maximum 25-foot front setback permitted);
- b) An 11.95-percent required front building line (minimum 60% front building line required);

- c) With 59 parking spaces provided (maximum 21 spaces permitted); and
- d) Two drive thru lanes that do not provide exclusive bypass aisles (exclusive bypass aisles required in Metro Context Area).

2022-UV3-033

WITHDRAWN

8020 Brookville Road

Warren Township, Council District #18, Zoned C-3

Rahi Petroleum Inc., by Christian C. Badger

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing automobile fueling station (not permitted) through the construction of an additional canopy with three diesel fuel pumps, with an 88-foot front setback from Brookville Road (maximum 85-foot front setback permitted).

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.