

**METROPOLITAN BOARD OF ZONING APPEALS, DIVISION III
INDIANAPOLIS - MARION COUNTY, INDIANA – APRIL 19, 2022**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on **Tuesday, April 19, 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:

TBD

TRANSFERRED PETITIONS:

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| 2021-DV1-078
(Amended) | 673 River Avenue
Center Township, Council District 16, Zoned D-5 (RC)
Rosa Boyzo V Bucio, by Jamilah Mintze
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a five-foot rear and side setback (minimum twenty-foot rear setback required when not accessible to an alley and a seven-foot side setback required). |
| 2022-DV2-004 | 5345 West 81st Street
Pike Township, Council District 1, Zoned I-3
5345 Owner LLC, by Joseph D. Calderon
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for the development of an off-site parking and storage area, with a double-loaded and single-loaded row of parking in front of a building within 40.75% of front setback area, with a 27-foot front setback and 26-foot east side setback (all parking areas required to be on-site, only one-double-loaded row of parking limited to 10% of front setback permitted in industrial districts, 60-foot front and 30-foot side setbacks required). |
| 2021-UV1-029 | 3301 North Raceway Road
Wayne Township, Council District 6, Zoned D-4
Sammy and Annie Dotlich, by Timothy H. Button
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a construction services company (not permitted). |

CONTINUED PETITIONS:

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| 2022-DV3-004 | 7557 Shelby Street
Perry Township, Council District 24, Zoned C-4
Global Signal Acquisitions IV, LLC, by Andi M. Metzel
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-DV3-007 | 25 East McCarty Street and 815 South Meridian Street |

Center Township, Council District 16, Zoned C-5 (RC) and CBD-2 (RC)
Max Shapiro Real Estate Co. and Snihoff Investments, LLC, by David Rausch
Studio, LLC

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-story hotel with encroachments into Sky Exposure Plane-Two along Meridian Street (not permitted) and to provide for nine-foot tall courtyard wall (maximum six-foot wall permitted).

2022-UV3-002
(Amended)

3900 North Kitley Avenue
Lawrence Township, Council District 13, Zoned D-3 (FF)
David Cable

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a secondary dwelling unit, in an existing detached accessory structure, where neither the primary or secondary dwelling is occupied by the owner of the property (not permitted), and without an entrance visible from a public right-of-way (entrance must be visible from a public right-of-way).

NEW PETITIONS:

2021-AP3-001

1423 South State Street
Center Township, Council District 21, Zoned D-5
Platinum SPE, LLC, by John Cross

Waiver of the refiling rule to permit the filing of a variance of development standards petition less than 12 months after the denial of a variance of development standards petition (2021-DV3-027) on June 15, 2021.

2022-DV3-009

8630 Brookville Road
Warren Township, Council District 18, Zoned I-4
BG Leasing, LLC, by David Kingen and Emily Duncan

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish truck and trailer parking and storage, zero-foot east and west side setbacks (30-foot side setbacks required), a twenty-foot front setback (60 feet required) and an six-foot chain link fence in the front yard (maximum height of 3.5-feet in front yard permitted) with barbed wire on the side and rear yard fence (barbed wire prohibited).

2022-DV3-010

450 South Meridian Street
Center Township, Council District 16, Zoned CBD-2 (RC)
Rolls-Royce North America, by David Kingen and Emily Duncan

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a dumpster enclosure in the front yard adjacent to West South Street (not permitted).

2022-DV3-011

6900 English Avenue
Warren Township, Council District 18, Zoned I-3
Lauth Group, Inc., by Brian J. Tuohy

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an industrial development with more than one double row of parking between the front building lines and English Avenue (maximum one double row permitted) and with loading area/spaces between the front building line and the front lot line adjacent to Shadeland Avenue (not permitted).

- 2022-DV3-012 9115 Hague Road
Lawrence Township, Council District 4, Zoned I-2
Roche Diagnostics Operations, Inc., by Kevin G. Buchheit
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two, 1,406-square foot digital-projection wall signs, being 60% of the front façade of the building (maximum 20% permitted), extending 38 feet above grade (wall signs not permitted higher than 26 feet above grade), with the digital signs comprising 100% of the sign (maximum 40% or 100 square feet permitted).
- 2022-DV3-013 8418 Castle Farms Road
Lawrence Township, Council District 4, Zoned D-P
Scott Leming
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 960-square foot detached accessory structure, encroaching fourteen feet into the twenty-foot required rear yard and twenty-foot wide drainage and utility easement (not permitted).
- 2022-DV3-014 337 Parkway Avenue
Center Township, Council District 16, Zoned D-5
Platinum SPE, LLC, by Paul Carroll
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a duplex on a 5,060-square foot, 46-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-UV3-005 3017 and 3031 Chase Street
Perry Township, Council District 20, Zoned D-4 (FF)
Wilson Water and Sewer Services, Inc., by Pat Rooney
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage of vehicles and equipment on 100% of the site related to an adjacent commercial contractor (not permitted).
- 2022-UV3-006 3402 North Shadeland Avenue
Warren Township, Council District 13, Zoned C-4
Steven Baker
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for vehicle sales and leasing (not permitted).
- 2022-UV3-007 3417 South Sherman Dr
Perry Township, Council District 24, Zoned D-A (FW) (FF)
Making Memories Daycare and Preschool, LLC, by Katelyn Klingler
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a daycare and preschool (not permitted) and to legally establish parking and a pole sign within the right-of-way of Sherman Drive (not 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.