

**METROPOLITAN BOARD OF ZONING APPEALS, DIVISION III
INDIANAPOLIS - MARION COUNTY, INDIANA - FEBRUARY 15, 2022**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on **Tuesday, February 15, 2022** beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, Indiana. Given the current increase in COVID-19 cases, the Metropolitan Board of Zoning Appeals may determine to hold this meeting virtually via Webex in accordance with Governor Holcomb's extension of the Public Health Emergency Declaration. In the event that the Board determines to hold this meeting virtually, notice of this determination will be provided on the published Staff Report and Agenda prior to the meeting and will be available at <https://www.indy.gov/activity/dmd-public-hearing-documents>. At this hearing, the Metropolitan Board of Zoning Appeals will consider the following petition:

EXPEDITED PETITIONS:

TBD

CONTINUED PETITIONS:

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| 2021-SE3-003 | 2659 Sutherland Avenue
Center Township, Council District 17, Zoned D-8
Emma R. Allen
Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for transitional housing. |
| 2021-DV3-057
(Amended) | 8150 North Meridian Street
Washington Township, Council District 2, Zoned D-S
Gavin S. Hart, by Joseph D. Calderon
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish existing fencing, walls and a gate with heights ranging from 3.9 feet to 11.7 feet (maximum height of 3.5 feet permitted in front yard, maximum height of six feet permitted in side and rear yards). |
| 2021-DV3-058
(Amended) | 1523 Marlowe Avenue
Center Township, Council District 17, Zoned D-8
Miguel Hanza, by Mark and Kim Crouch
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a three-story, two-family dwelling with vehicular access from Marlowe Avenue, with a five-foot front setback, five-foot rear setback, 44% open space, and with an encroachment into the clear sight triangle of the abutting street and alley (maximum 2.5 story dwelling permitted, access from abutting alley required, 18-foot front setback or average, 15-foot rear setback, 55% open space, structures not permitted within the clear sight triangle). |
| 2021-UV3-017 | 5930 Brookville Road
Warren Township, Council District 12, Zoned C-4
Jeffrey Hurley, by David E. Dearing |

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide the operation of personal storage facility for motor vehicles and boats, with a seven-foot tall chain link fence in the front yard (not permitted, maximum 3.5-foot tall fence permitted in front yard).

NEW PETITIONS:

- 2022-DV3-002 1206 St Paul Street
(Amended) Center Township, Council District 21, Zoned D-5
RCA Properties LLC, by Sarah Walters
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached single-family dwelling, with an attached front-loaded garage (prohibited) and a seven-foot rear setback (20-foot rear setback required) with deficient landscaping.
- 2022-DV3-003 7530 and 7540 Fall Creek Road
Lawrence Township, Council District 4, Zoned D-A / D-S
Sheri Grahn
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a D-A parcel with a deficient lot area of 1.12 acre, lot width of 90 feet, street frontage of 53.99 feet (minimum of three acres, 250-foot lot width, 125-foot street frontage required); and provide for a dwelling and attached garage addition with a nine-foot southern side yard setback, construction of a pool with a 21-foot northern side yard setback, resulting in a 27-foot aggregate side setback (minimum 30-foot side yard setback, 75-foot aggregate side setback required).
- 2022-UV3-001 5990 East Raymond Street
Warren Township, Council District 18, Zoned C-3
Gurrajhar LLC, by David Gilman
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to permit an automobile repair and service business (not permitted), with parking area encompassing 14% of the front setback, zero bicycle parking spaces provided, a four-foot fence within the front yard, encroaching within the clear sight triangle of the driveway (parking area may not exceed ten percent of front setback, two bicycle parking spaces required; fence height limited to 3.5 feet, encroachment within clear sight triangle 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.