

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION II
INDIANAPOLIS - MARION COUNTY, INDIANA
MAY 17, 2022 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on **Tuesday, May 17, 2022** beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street on the following petitions:

EXPEDITED PETITIONS:

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| 2022-DV2-014
(Amended)
APPROVED | 5045 West Southport Road
Decatur Township, Council District 20, Zoned D-A
Kevin Wethington
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 1.73-acre parcel with 211 feet of lot width (minimum three-acres, 250-foot width required) and to provide for a detached accessory structure with a 15-foot east side setback (30-foot side setback required). |
| 2022-DV2-015
APPROVED | 1207 Madeira Street
Center Township, Council District 21, Zoned D-5
Southeast Neighborhood Development, Inc.
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family detached dwelling with four-foot side yard setbacks (five-foot setback required). |
| 2022-DV2-016
(Amended)
APPROVED | 2932 North New Jersey Street
Center Township, Council District 9, Zoned D-5
Full Circle Development II, LLC, by Mark Buckingham
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family detached dwelling with a nine-foot front setback along New Jersey Street (ten feet required), a five-foot corner side setback along Trenton Street (eight feet required), with a five-foot rear setback (20 feet required), within the clear-sight triangle (not permitted) and with a front-loaded garage (not permitted). |
| 2022-UV2-008
APPROVED | 1061 East Southern Avenue
Center Township, Council District 21, Zoned D-5
The Umbrella Group, William W. Gooden and Elizabeth Bentz Williams
Variance of use of the Consolidated Zoning and Subdivision Ordinance to allow for an existing accessory parking lot to be utilized by an adjacent commercial use (not permitted). |
| 2022-DV2-011
APPROVED | 1340 East 86 th Street
Washington Township, Council District 2, Zoned C-4
KRG Nora Plaza II, LLC, by Joseph D. Calderon |

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a freestanding pylon sign, located within 215 feet from an existing freestanding sign (300 feet of separation required).

2022-DV2-013
(Amended)
APPROVED

1609 Fletcher Avenue
Center Township, Council District 17, Zoned D-5
AK Indy Investing, LLC, by Mark and Kim Crouch
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage with four-foot side setbacks (minimum five-foot side setbacks required).

INDECISIVE PETITION:

2021-DV1-077A
WITHDRAWN

715 South Keystone Avenue
Center Township, Council District 12, Zoned D-5
Christopher C. Renteria
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for the erection of fence, composed of corrugated and galvanized metal (fence material limited).

CONTINUED PETITIONS:

2022-DV2-005
WITHDRAWN

1039 Kessler Boulevard East Drive
Washington Township, Council District 9, Zoned D-4
Chris Kirby, by Cindy Thrasher
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 22.17-foot tall detached garage (accessory structures not permitted to be taller than the primary dwelling).

2022-DV2-009
Cont'd to 7-12-22
With notice

1635 South Sherman Drive
Center Township, Council District 18, Zoned D-3
Rene Zamudio, by Brent Bennett
Variance of 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).

2022-UV2-006
Cont'd to 7-12-22
Without notice

6215 North Tacoma Avenue and 2620 East 62nd Street
Washington Township, Council District 2, Zoned C-4 and D-3
Andrew Alexander, by David Kingen and Emily Duncan
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for surface parking (not permitted in D-3) related to an adjacent commercial use, with a zero-foot north setback and a three-foot east setback (four-foot north and twenty-foot rear setback required).

NEW PETITIONS:

- 2022-UV2-007 1259 West 29th Street
Cont'd to 6-14-22 Center Township, Council District 11, Zoned I-2
Without notice 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).
- 2022-UV2-009 1251 West 96th Street
Cont'd to 6-14-22 Washington Township, Council District 2, Zoned C-1
Without notice Reagan Outdoor Advertising, by Michelle Noppenberger
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).
- 2022-UV2-010 2400 Roosevelt Avenue
Cont'd to 6-14-22 Center Township, Council District 17, Zoned I-3
Without notice Reagan Outdoor Advertising, by Michelle Noppenberger
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 6-14-22 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 6-14-22

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).

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.