

**METROPOLITAN BOARD OF ZONING APPEALS, DIVISION III
INDIANAPOLIS - MARION COUNTY, INDIANA
AUGUST 16, 2022**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on **Tuesday, August 16, 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

CONTINUED PETITIONS:

- | | |
|---------------------------|---|
| 2022-DV3-004 | 7557 Shelby Street
Perry Township, Council District 24, Zoned C-4
Global Signal Acquisitions IV, LLC, by Andi M. Metzler
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-DV3-018 | 24 East Street
City of Southport, Perry Township, Council District 24, Zoned D-3
Willy's Property Services, LLC, by David Kingen and Emily Duncan
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a lot with seven feet of street frontage (35 feet required) and to provide for a nine-foot rear setback (20-foot rear setback required). |
| 2022-DV3-025
(Amended) | 6339 Myrtle Lane
Lawrence Township, Council District 3, Zoned D-1
Charlie R. II & Meredith P Meyer, by John Cross
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for renovations/additions to a single-family dwelling, with an 18-foot rear setback (25 feet required), resulting in a 69% lot open space (80% required). |
| 2022-DV3-026 | 1815, 1819, 1827 and 1835 North Meridian Street
Center Township, Council District 11, Zoned MU-2 (TOD) (RC)
TWG Development, LLC, by Joseph D. Calderon
Variance development standards to provide for 74.58-foot tall, six-story mixed-use building with 76.5-foot tall parapet and 86.5-foot tall stair tower (maximum 35 feet height permitted), with a zero-foot east transitional yard (ten-foot east transitional yard required). |
| 2022-UV3-009 | 2650 North Franklin Road |

Warren Township, Council District 13, Zoned I-2
Reagan Outdoor Advertising, by Michelle Noppenberger
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 80-foot tall (maximum 40-foot tall permitted), 14-foot by 48-foot digital off-premise advertising sign (maximum 12-foot by 25-foot permitted, digital off-premise sign not permitted), within 120 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation for digital signs) within 1,000, 1,175 and 1,181 feet of other off-premise advertising signs along I-465 (1,500 separation required along I-465), adjacent to an entrance roadway (not permitted) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV3-010

7500 East 30th Street

Warren Township, Council District 13, Zoned C-S
Reagan Outdoor Advertising, by Jon Campbell
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 60-foot tall (maximum 40-foot tall permitted), 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted), within 215 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation for digital signs) within 985 feet and 1,000 feet of other off-premise advertising signs along I-465 (1,500 separation required along I-465), adjacent to an entrance roadway (not permitted) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV3-011

175 Southern Plaza Drive

Perry Township, Council District 16, Zoned C-4 (FW) (FF)
Reagan Outdoor Advertising, by Jon Campbell
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 65-foot tall (maximum 40-foot tall permitted), 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted), within 310 feet of a protected district (600-foot separation for digital signs required), with 900 feet of separation from another off-premises advertising sign (1,000 feet of radial separation required), within 200 feet of an entrance roadway (500 feet separation required) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV3-014

7715 East 42nd Street

Lawrence Township, Council District 13, Zoned C-7
Reagan Outdoor Advertising, by Jon Campbell
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 65-foot tall (maximum 40-foot tall permitted), 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted), within 930 feet, 1,230 feet and 1,380 feet of

other off-premise advertising signs along I-465 (1,500 separation required along I-465), adjacent to an entrance roadway (not permitted), within 900 feet of another off-premise advertising sign (1,000 radial separation required) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV3-015

511 Madison Avenue

Center Township, Council District 16, Zoned I-3 (RC)

Reagan Outdoor Advertising, by Jon Campbell

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 40-foot tall, 26.5-foot by 24.5-foot digital off-premise advertising sign (digital off-premise sign not permitted, maximum dimensions of 14 feet by 48 feet permitted), with a 6.3-foot setback from Madison Avenue (30-foot setback required), with 65 feet and 140 feet of separation from other off-premises advertising signs (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-UV3-018

7801 East 38th Street

Warren Township, Council District 13, Zoned C-3

Lamar Advertising, by Kimberly Buchanan

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 on a 0.2-acre lot (digital off-premise sign not permitted, maximum six-foot by twelve-foot sign permitted on a lot less than 10,000 square feet, maximum 378-square foot sign permitted in C-3), within 150 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation for digital signs) within 775 feet of another off-premise advertising signs along I-465 (1,500-foot separation required along I-465), within 530 feet of another off-premise advertising sign (1,000-foot radial separation required) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV3-019

1245 Harding Court

Perry Township, Council District 20, Zoned C-7 (FF)

Lamar Outdoor Advertising, by Jason Graham

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 50-foot tall, 14-foot by 48-foot digital off-premise advertising sign (digital off-premise sign not permitted, maximum 40-foot height permitted), within 495 feet and 885 feet of other off-premise advertising signs (1,000 radial separation required).

2022-UV3-020

4840 South Meridian Street

Perry Township, Council District 16, Zoned C-3

Ideal Auto Sales, LLP, by Daniel Russello

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for automobile sales (not permitted) with a

one-foot south front transitional yard (20 feet required) and zero-foot east front yard (10 feet required) for a parking area without landscaping, and with a zero-foot west transitional yard and 3.78-foot north transitional yard without landscaping (20-foot transitional yards required).

NEW PETITIONS:

- 2022-DV3-031 6619 East 43rd Place
Lawrence Township, Council District 13, Zoned D-4 / SU-1
Alfred & Luz Popper
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached carport, creating a 12-foot front setback (25-foot front yard setback required).
- 2022-DV3-032 140 East Southport Road
Perry Township, Council District 23, Zoned D-3
Paul A. Grant
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn with a height of 16' 8", exceeding that of the primary structure (accessory structures not permitted to be taller than primary dwelling).
- 2022-DV3-033 5970 South Belmont Avenue
Perry Township, Council District 20, Zoned I-3
JR Promotions, LLC, by Derek G. Raymond
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 55-foot tall (maximum 40-foot tall permitted), off-premise advertising sign, located 955 feet and 1,255 feet from other advertising signs (minimum 1,000-foot radial separation requested, 1,500 separation along expressways required), located above an existing building (not permitted).
- 2022-DV3-034 1324 North Tacoma Avenue
Center Township, Council District 17, Zoned D-5
INDY PROPERTIES R US LLC, by Mark and Kim Crouch
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached single-family dwelling with a front-loaded garage, excessive parking area width in the front yard, main floor area of 529 square feet (prohibited, alley access required, parking area width limited to 50% of lot width, minimum main floor area of 660 required) with 3.5-foot side yard setbacks and a walkway with a zero-foot south side setback (five-foot setback required, walkways must be at least two-feet from side lot line) and deficient landscaping (one shade tree per 35' of frontage, minimum 50% living material required in front yard, 37% provided).
- 2022-DV3-035 3225 South Meridian Street

- Perry Township, Council District 16, Zoned C-3 / D-3
 Brandon P. Brown
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot fence in the front yard (maximum 3.5-foot tall fence permitted).
- 2022-UV3-021 4301 West Southport Road
 Perry Township, Council District 20, Zoned D-A / C-S (FF) (FW)
 Laller Trucking LLC, by Jason P. Lueking
 Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the indoor and outdoor storage of trucks, service and maintenance of trucks and related office uses (not permitted, expressly prohibited by Floodway Fringe standards).
- 2022-UV3-022 830 River Avenue
 Center Township, Council District 16, Zoned D-5 (RC)
 Two Chicks & A Hammer 830 River LLC, by Austin Aynes
 Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on a 40-foot wide, 6,000-square foot lot (60-foot lot width, minimum area of 7,200 square feet required) with an open space of 48% (60% required) with a third and fourth dwelling within a detached garage (not permitted) with mechanical equipment, walking paths and patios encroaching within the side yard setbacks (five-foot setback required, walking paths must be two-feet from side lot lines).
- 2022-UV3-023 4071 South Keystone Avenue
 Perry Township, Council District 24, Zoned C-3
 Downey Home Association Inc., by Pat Rooney
 Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an event center (not permitted).
- 2022-UV3-024 3415 English Avenue
 Center Township, Council District 12, Zoned C-4
 Innovative Health Care Real Estate, LLC, by Joseph D. Calderon
 Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a methadone clinic, within 345 feet of a dwelling district (not permitted within 500 feet).

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.