

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION III
INDIANAPOLIS - MARION COUNTY, INDIANA
JANUARY 18, 2022**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, January 18, 2022, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

EXPEDITED PETITION:

TBD

TRANSFERRED PETITION:

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:

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-DV3-038 8860 Zionsville Road
(Amended) Pike Township, Council District 1, Zoned C-S
Legacy Zionsville Properties LLC, by Joseph D. Calderon
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a third monument sign along a frontage, within 145 feet of a freestanding sign to the south and 182 feet of a freestanding sign to the north (two monument signs permitted per frontage, 300-foot separation required).

2021-DV3-055 919 Eastern Avenue
Center Township, Council District 17, Zoned D-5
David Johnson & Jennifer Morrow, by Cindy Thrasher
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish and provide for the expansion of a deck with a zero-foot north side setback, an eight-foot rear setback, a five-foot separation between dwellings and an open space of 42% (three-foot side and twenty-foot rear setback required, ten-foot separation between dwellings and 60% open space required).

2021-DV3-056 4360 North Keystone Avenue
Washington Township, Council District 9, Zoned C-5 (W-1)
Emad Adly, by Cameron McSorley

- 2021-DV3-057 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a garage for the repair of vehicles, with a five-foot side setback (10-foot side setbacks required).
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 8.7 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 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 (maximum 2.5 story dwelling permitted, access from abutting alley required).
- 2021-DV3-059 77 East 70th Street
Town of Meridian Hills, Washington Township, Council District 2, Zoned D-1
John & Anne Sayre
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 216-square-foot storage shed with a 7.5-foot rear setback and a 4.5-foot side setback, and to provide for a 528-square-foot detached garage with a five-foot west side setback (fifteen-foot side and 30-foot rear setback required).
- 2021-UV3-015 8440 West 82nd Street
Pike Township, Council District 1, Zoned D-A
Fruitful Vines, LLC, by Joseph D. Calderon
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an artisan winery with indoor/outdoor events and live entertainment.
- 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:

- 2021-DV3-061 318 West Maxwell Road
Perry Township, Council District 16, Zoned D-A
Thomas H. Tummers
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 0.43-acre lot, with an 80-foot lot width and street frontage and an existing dwelling with ten foot side setbacks and an aggregate side setback of 23 feet and provide for the construction of a detached garage with a six-

foot side setback and 65-foot rear setback (three acres, 250-foot lot width, 125-foot street frontage, 30-foot side setback with 75-foot aggregate side setback and 75 rear setback required).

2021-UV3-018

3208 North Sherman Drive

Center Township, Council District 17, Zoned SU-7

Fresh Start Treatment Facility, by Russell Brown

Variance of use to provide for a detoxification and residential in-patient behavior health treatment facility (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.