

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

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on **Tuesday, March 15, 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

**INDECISIVE PETITION:**

2021-DV3-058B      1523 Marlowe Avenue  
(Amended)      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 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, 18-foot front setback or average, 15-foot rear setback, 55% open space, structures not permitted within the clear sight triangle).

**CONTINUED PETITIONS:**

2021-DV3-057      8150 North Meridian Street  
(Amended)      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).

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.

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).

2022-UV3-001  
(Amended)

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, with a gate and fence encroaching within the clear sight triangle of the driveway (parking area may not exceed ten percent of front setback, encroachment within clear sight triangle not permitted).

### **NEW 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-DV3-005

2346 Redfern Drive

Perry Township, Council District 24, Zoned D-2

Christina Correll, by Mark and Kim Crouch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with a 25-foot north front setback and a 25-foot east front setback (50-foot setback from interstate right-of-way required, 40-foot setback from Keystone Avenue required).

2022-DV3-006

9501 East Washington Street

Warren Township, Council District 19, Zoned C-4

Two-Time Ventures, LLC, by Joseph D. Calderon

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a digital display element as part of an existing pole sign (not permitted on pole signs) located 350 feet from a protected district (600-foot separation 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

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).

2022-UV3-003

3232 South Keystone Avenue

Perry Township, Council District 21, Zoned D-5

Jugadd, LLC, by David A. Retherford

Variance of use to provide for the expansion of an existing gas station/convenience store (not permitted).

2022-UV3-004

3326 Ruckle Street

Center Township, Council District 9, Zoned D-5

Circle City Property Management and Development. LLC, by Michael Rabinowitch

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 nor secondary dwelling is occupied by the owner of the property (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](mailto:Heather.Stephan@indy.gov)). Written objections to a proposal are encouraged to be filed via email: [dmdpubliccomments@indy.gov](mailto: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.