

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION I
INDIANAPOLIS - MARION COUNTY, INDIANA
JANUARY 4, 2022**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, January 4, 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

CONTINUED PETITIONS:

- | | |
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| 2021-DV1-070 | 7001 West 56 th Street
Pike Township, Council District 10, Zoned PK-2
Indianapolis Colts, Inc., by Alex Intermill
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wall sign with a surface area totaling 10% of the wall façade area, located on a building elevation not facing a street (maximum 3% of wall façade permitted, signs permitted only on elevations facing streets). |
| 2021-DV1-073 | 751 (747 parcel) East McCarty Street
Center Township, Council District 16, Zoned D-8 (RC) (TOD)
Reconstructive LLC, by Jennifer Kikendall
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a detached single-family dwelling with an eight-foot front setback, six-feet of building separation to the east and four feet to the west, deficient 508 square foot main floor area, and a sidewalk and stoop with a zero-foot side setback (18-foot front setback, 10-foot building separation, 660 square foot main floor area, two-foot side yard setback for minor residential features required). |
| 2021-UV1-015
(Amended) | 2415 East Southport Road and Four Church Street, City of Southport
Perry Township, Council District 24, Zoned D-3
Robin Thoman, by David A. Retherford
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to an existing building to permit a dental practice/professional and business office on the lower two floors of the existing building and addition and/or to permit multi-family uses on the upper two floors or throughout the entire building (2415), and to provide for an accessory parking lot (Four Church Street) with a 5-foot front setback from the west right-of-way line of Church Street and with a zero-foot setback for a parking space maneuvering area along a 20-foot section of the |

east line of a 10-foot wide north-south parcel (dental offices and multi-family uses not permitted, 20-foot front setback and four-foot side setback required).

2021-UV1-021
(Amended)

929 Sanders Street
Center Township, Council District 21, Zoned D-5
S. Finley Turnbow

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the renovation of existing buildings for a community center with light hosting capabilities, to provide for community meetings, artist pop-up exhibits, family gatherings such as reunions, or small business milestone celebrations and similar events (not permitted) with zero parking spaces and to provide for pavers and/or stamped concrete improvements and an arbor with 0.8-foot east side setback and a planter with a zero-foot west side setback (five parking spaces and three-foot side setback required).

2021-UV1-026

1091 Kentucky Avenue
Center Township, Council District 16, Zoned I-4
Geft Outdoor LLC, by John Kisiel

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 (maximum 12-foot by 25-foot permitted) digital off-premise advertising sign (digital off-premise sign not permitted), located 902 feet from another advertising sign (minimum 1,000-foot separation required), with a five-foot setback from Interstate 70 (60-foot setback required), with a five-foot east side setback (twenty-foot setback required), located above an existing building (not permitted), within Interstate 465 (not permitted), and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2021-UV1-027

2131 North Sherman Drive
Center Township, Council District 17, Zoned I-4
Geft Outdoor LLC, by John Kisiel

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 (maximum 12-foot by 25-foot permitted) digital off-premise advertising sign (digital off-premise sign not permitted), with a 35-foot setback from Interstate 70 (60-foot setback required) and a 11-foot setback from Sherman Drive (30-foot setback required), located 183 feet from a protected district (300-foot separation required), within Interstate 465 (not permitted), and to allow for digital messages to display for minimum of eight seconds (minimum of ten-second display permitted).

2021-UV1-028

3451 Developers Road
Perry Township, Council District 21, Zoned C-7
Geft Outdoor LLC, by John Kisiel

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 a five-foot setback from Interstate 65 (60-foot setback required), with a five-foot east and a six-foot south side setback (ten-foot setback required), located 200 feet from a protected district (300-foot separation required), located adjacent to and exit roadway of Interstate 65 (not permitted), located within Interstate 465 (not permitted), and to allow for digital messages to display for minimum of eight seconds (minimum of ten-second display permitted).

2021-UV1-030

4628 East Edgewood Avenue

Perry Township, Council District 24, Zoned D-A

Candido and Amanda Lopez Morales, by Epifanio Carbajal

Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish a concrete contractor's business including the outdoor storage of trucks, trailers and machinery (not permitted).

2021-UV1-032

5170 Evanston Avenue

Washington Township, Council District 9, Zoned D-5 (W-5)

Mainstay Property Group, LLC, by David Kingen and Emily Duncan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a personal event space (not permitted) with a game court located in the required front yard setback in front of the primary dwelling (not permitted) and to provide for a dwelling with a ten-foot rear setback (twenty-foot rear setback required).

2021-UV1-033

2726 Madison Avenue

(Amended)

Center Township, Council District 16, Zoned C-3

Wheeler Mission Ministries

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a collection center/warehouse (not permitted) and to provide for a 3,840-square-foot building with zero percent transparency on the west facade, without west and south transitional yards, without landscaping and without sidewalks (ten-foot transitional yards, landscaping, and sidewalks required, and 40% transparency required for primary building elevations within 50 feet of a local street)

2021-UV1-035

545 South Bridgeport Road

Wayne Township, Council District 22, Zoned D-4

Doug Childers, by John Cross

Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish the parking and storage of three commercial vehicles (not permitted).

2021-UV1-037

30 West Adler Street

Center Township, Council District 16, Zoned I-4

Last Chance Wrecking, by Mitch Sever

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wrecking/salvage operation (not permitted) with a pole sign along Adler Street (pole signs not permitted on local streets).

NEW PETITIONS:

- 2021-DV1-074 48 West 65th Street
Town of Meridian Hills, Washington Township, Council District 2, Zoned D-1
Gaetano & Laurel Maiorano, by Michael D. Maiorano
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a primary building addition with a four-foot rear setback and legally establish a patio with a 10-foot rear setback (15% of the depth of the lot, but no more than 30-feet required).
- 2021-DV1-075 2050 North Dearborn Street
Center Township, Council District 17, Zoned D-5
Inner Indy LLC, by Dany Royster
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing single-family dwelling with a zero-foot north side setback and an eight-foot front setback (five-foot side setbacks, ten-foot front yard setback required)
- 2021-DV1-076 5307 Broadway Street
Washington Township, Council District 9, Zoned D-5 (TOD)
Creativity Investment LLC, by Mark and Kim Crouch
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a five-foot rear setback and to legally establish a zero-foot north side setback (20-foot rear setback, five-foot side setback required).

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 at Heather.Stephan@indy.gov. Written objections to a proposal are encouraged to be filed via email at 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.