

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION II
INDIANAPOLIS - MARION COUNTY, INDIANA
APRIL 12, 2022**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on **Tuesday, April 12, 2022** beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street on the following petitions:

EXPEDITED PETITIONS:

TBD

CONTINUED PETITIONS:

- | | |
|--------------|---|
| 2021-DV2-038 | 1042 Woodlawn Avenue
Center Township, Council District 16, Zoned C-5
Plat Collective, by Joshua Pfendler
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-story, 2000-square foot office building with a 0.5-foot front setback, a three-foot north side setback, a zero-foot rear yard and zero-foot south side yard for parking, and with the proposed development within the clear sight triangle of the abutting street and alley (10-foot front, side and rear setbacks required, structures not permitted within the clear sight triangle). |
| 2022-DV2-005 | 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-UV2-002 | 1035, 1039, 1041 and 1043 Elm Street
Center Township, Council District 16, Zoned D-8
John Olinger, by Hannah Able
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a three-story, fourteen unit medium apartment building (not permitted in D-8) with a four-foot front building setback (6.5-foot setback required), a 1.5-foot rear setback (ten-foot setback required), a Floor Area Ratio of 1.31 (maximum 0.60 permitted) and a Livability Space Ratio of 0.17 (minimum 0.66 ratio required). |

NEW PETITIONS:

- | | |
|--------------|---|
| 2022-DV2-009 | 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-DV2-010 2827 East 10th Street
Center Township, Council District 17, Zoned C-3 / MU-2
Gomez BBQ, by David Gilman
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of parking spaces into an outdoor seating area resulting in two total parking spaces with zero ADA parking spaces (minimum seventeen parking spaces, one ADA space required).
- 2022-DV2-011 1340 East 86th 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-DV2-012 3755 East 82nd Street
Washington Township, Council District 3, Zoned MU-1 (FF)
Delta Wealth Advisors, by Timothy E. Ochs
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a third skyline sign on the north building elevation (one skyline sign per elevation permitted).
- 2022-UV2-004 3415 North Sherman Drive
Center Township, Council District 9, Zoned C-4
Thomas Graham
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling (not permitted).
- 2022-UV2-005 6360 Guilford Avenue
Washington Township, Council District 2, Zoned C-4 (FF) (TOD)
Audiochuck, by David Gilman
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a surface parking lot (not permitted in Transit Oriented Development overlay district), with 3.5-foot tall block wall within the clear-sight triangles, a 20-foot wide drive aisle (minimum 23-foot width required) and 18-foot long parking spaces (20-foot length required).
- 2022-UV2-006 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).

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.