

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION I  
INDIANAPOLIS - MARION COUNTY, INDIANA  
SEPTEMBER 7, 2021**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, September 7, 2021, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

**EXPEDITED PETITIONS:**

TBD

**TRANSFERRED PETITION:**

2021-DV2-036      644 North Tacoma Avenue  
Center Township, Council District 17, Zoned D-5  
Kenyon Johnson, by Sarah Walters  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with access from St. Clair Street (alley access required) and to provide for the rehabilitation and construction of a front porch addition to a single-family dwelling with an existing one-foot south side setback and a proposed five-foot front setback from Tacoma Avenue and 58% open space (three-foot side setback, 18-foot front setback or average and 60% open space required).

**CONTINUED PETITIONS:**

2021-DV1-046      1540 and 1544 Ringgold Avenue  
Center Township, Council District 21, Zoned D-5  
Phat Tien Lu, by Mark and Kim Crouch  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with an eight-foot front setback, a 1.2-foot south side setback, 4.3 feet between dwellings and a detached garage with 50% open space at 1540 Ringgold Avenue and a single-family dwelling with an eight-foot front setback, a 1.4-foot south side setback, 2.2 feet between dwellings and 50% open space at 1544 Ringgold Avenue (18-foot front setback or average, three-foot side setback, 10 feet between dwellings and 60% open space required).

2021-UV1-016      1607 Yandes Street  
(Amended)      Center Township, Council District 17, Zoned C-5  
Clency Investments LLC, by Sarah Walters

- 2021-UV1-017      Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a second floor addition to an existing two-family dwelling (not permitted) with 7.5-foot front setback, a 2.5-foot side setback, a four-foot north transitional side setback and an eleven-foot rear setback (10-foot front, side and rear setbacks and 15-foot side transitional setback required).  
1404 Wallace Street  
Center Township, Council District 12, Zoned D-5  
Charles D. Wolff, by Garrett E. Lawton  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish two single-family dwellings on one lot (not permitted), with the rear dwelling having a 16-foot rear setback (20-foot required) or legally establish a 1,300-square foot secondary dwelling (maximum 720 square feet permitted).
- 2021-UV1-019      8010 East 38<sup>th</sup> Street  
(Amended)      Lawrence Township, Council District 13, Zoned C-3  
Andrew Wert  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a restoration contractor (not permitted) and to allow for a four-foot tall and six-foot tall vinyl-wrapped chain link fence in the front yards (maximum 3.5-foot tall fence permitted in the front yard).

#### **NEW PETITIONS:**

- 2021-SE1-002      3621 Lawnview Lane (3730 Yellow Poplar Court- parcel address)  
Wayne Township, Council District 11, Zoned D-6II  
El Dorado Apartments, LLC, by John Cross  
Special Exception to legally establish a daycare center
- 2021-DV1-048      7210 Washington Boulevard, Town of Meridian Hills  
Washington Township, Council District 2, Zoned D-1  
Gregg and Jamy Brase, by Mark Demerly  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage with a 23-foot rear setback (30-foot rear setback required).
- 2021-DV1-049      2112 and 2126 East 54<sup>th</sup> Street  
Washington Township, Council District 9, Zoned C-3  
Uptown Pup LLC, by Amanda Stetzel  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expanded outdoor play area and a covered outdoor play area (not permitted) for a kennel with 15 parking spaces (24 parking spaces required).
- 2021-DV1-050      10888 Vandergriff Road

- Franklin Township, Council District 25, Zoned D-A  
Kathy and Brad Carr, by Sarah Walters  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage taller than the primary dwelling (not permitted).
- 2021-DV1-051 3014, 3018 and 3039 Alice Avenue  
Perry Township, Council District 21, Zoned D-5  
Omari Heflin, by Mark and Kim Crouch  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the division of three parcels containing three existing single-family dwellings to create six single-family lots, including 44-foot and 43-foot wide lots (3014) and a 42-foot wide lot (3018) and a 46-foot wide lot (3039) (50-foot lot width required).
- 2021-DV1-052 1122 Waldemere Avenue  
Wayne Township, Council District 22, Zoned D-5  
Anayeli Mondragon  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for driveway access from Waldemere Avenue (access from alley required).
- 2021-DV1-053 901 and 907 South Randolph Street  
Center Township, Council District 17, Zoned D-5  
Christina Rodriguez de Souza, by Hannah Able  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and detached garage on a 33.5-foot wide and 4,355-square foot lot and a 55% open space (901) and to provide for a single-family dwelling and detached garage on a 36.5-foot wide and 4,745-square foot lot (50-foot lot width, 5,000-square foot lot area and 60% open space required).
- 2021-UV1-021 929 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) 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 (three-foot side setback required).
- 2021-UV1-022 8630 East 38<sup>th</sup> Street  
Lawrence Township, Council District 13, Zoned D-A  
Alan Steiner and Jerel Crowe, by Mark and Kim Crouch

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish two single-family dwellings (one single-family dwelling permitted) and to provide for dwelling expansions to the rear dwelling with 60% open space (85% open space permitted).

2021-UV1-023

1950 North Rural Street and 2733 Massachusetts Avenue  
Center Township, Council District 17, Zoned I-3  
APWT Inc., by Brian J. Tuohy

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of a liquor store (not permitted).

\*This list only includes new or recently amended petitions. For a complete list of petitions scheduled for this hearing, visit <https://www.indy.gov/activity/dmd-2021-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, Senior Board Specialist [Heather.Stephan@indy.gov](mailto:Heather.Stephan@indy.gov)). Written objections to a proposal are encouraged to be filed via email at [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.