

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION I  
INDIANAPOLIS - MARION COUNTY, INDIANA  
AUGUST 3, 2021**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, August 3, 2021, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

**EXPEDITED PETITIONS:**

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| <p>2021-DV1-028<br/>(Amended)<br/><b>APPROVED</b></p> | <p>7338 Five Points Road<br/>Franklin Township, Council District 25, Zoned D-A<br/>Ben Singh Bashal<br/>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two lots measuring 114,686 square feet and 95,669 square feet with one lot having 215 feet of lot width, with minimum side setbacks of 25 feet, aggregate side setbacks of 40 feet and rear setbacks of 40 feet and 80% open space (three acre lots, 125-foot frontage on public street, 250-foot lot width, 30-foot side setback, 75-foot aggregate side setback, 75-foot rear setback and 85% open space required).</p>              |
| <p>2021-DV1-041<br/><b>APPROVED</b></p>               | <p>615 East 33<sup>rd</sup> Street<br/>Center Township, Council District 9, Zoned D-5<br/>Julia Teske, by Sharmin Frye<br/>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a driveway to 33<sup>rd</sup> Street (alley access required).</p>   |
| <p>2021-DV1-042<br/><b>APPROVED</b></p>               | <p>1720 West Thompson Road<br/>Perry Township, Council District 20, Zoned C-S (FF)<br/>Pilot Travel Centers LLC, f/n/a CFJ Properties, by Timothy Ochs<br/>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of a 60-foot tall, 605.4-square foot pole sign along Interstate 465 in addition to the existing freestanding sign along Thompson Road (only one freestanding identification sign shall be permitted per site within 660 feet of an interstate, pole signs not permitted in C-S, maximum 20-foot tall pole sign and maximum 300-square foot sign area permitted).</p> |
| <p>2021-DV1-043<br/><b>APPROVED</b></p>               | <p>4607 South Harding Street<br/>Perry Township, Council District 20, Zoned C-7 (FF)<br/>Pilot Travel Centers LLC, f/n/a CFJ Properties, by Timothy Ochs<br/>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation and replacement of an existing 85-foot tall, 792-square foot pole sign with an 85-foot tall, 526.3-</p>  |

- 2021-DV1-044  
**APPROVED**
- square foot pole sign along Interstate 465 and to replace an existing 40.17-foot tall, 157-square foot sign with a 30-foot tall, 130.8-square foot freestanding sign along Harding Street (only one freestanding identification sign shall be permitted per site within 660 feet of an interstate, maximum 20-foot tall pole sign and maximum 300-square foot sign area permitted).  
847 Lincoln Street  
Center Township, Council District 21, Zoned D-5  
David Harrison and Son Yong Yun, by Sharmin Frye  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage accessory to a single-family dwelling with 56% open space (60% open space) and within the clear sight triangle of the abutting alleys (not permitted).
- 2021-DV1-045  
**APPROVED**
- 522 Cottage Avenue  
Center Township, Council District 21, Zoned D-5  
David Harrison and Son Yong Yun, by Sharmin Frye  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage accessory to a single-family dwelling with 46% open space and a four-foot rear setback (60% open space and five-foot rear setback required).

#### **INDECISIVE PETITION:**

- 2021-UV1-012  
**APPROVED**
- 619 Holly Avenue  
Center Township, Council District 16, Zoned D-5 (RC)  
Brass Monkey Properties LLC, by Sarah Walters  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of a single-family dwelling into two dwelling units (originally constructed two-family dwelling permitted) on a lot with 45 feet of frontage (70 feet of frontage required).

#### **TRANSFERRED PETITION:**

- 2021-DV2-036  
**Cont'd to 9-7-21**  
**Without notice**
- 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-DV1-013A (Amended) <b>APPROVED</b>	664 North Beville Avenue Center Township, Council District 17, Zoned D-5 Jason Pfeiffer and Heather Ressler, by Sarah Walters Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legalize a deck within the Beville Avenue right-of-way (not permitted).
2021-DV1-013B (Amended) <b>APPROVED</b>	664 North Beville Avenue Center Township, Council District 17, Zoned D-5 Jason Pfeiffer and Heather Ressler, by Sarah Walters Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legalize a deck within the clear sight triangle (not permitted within the clear sight triangle).
2021-DV1-013C (Amended) <b>APPROVED</b>	664 North Beville Avenue Center Township, Council District 17, Zoned D-5 Jason Pfeiffer and Heather Ressler, by Sarah Walters Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legalize an attached garage without access from an improved alley (access from improved alley required).
2021-DV1-013D (Amended) <b>APPROVED</b>	664 North Beville Avenue Center Township, Council District 17, Zoned D-5 Jason Pfeiffer and Heather Ressler, by Sarah Walters Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legalize a side and rear yard fence within the right-of-way and clear sight triangle of the abutting street and alley (fence not permitted within right-of-way or clear sight triangle).
2021-DV1-013E (Amended) <b>APPROVED</b>	664 North Beville Avenue Center Township, Council District 17, Zoned D-5 Jason Pfeiffer and Heather Ressler, by Sarah Walters Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legalize 59% open space (60% open space required).
2021-DV1-039A (Amended) <b>DENIED</b>	1709 Alvord Street Center Township, Council District 17, Zoned D-8 One Week in April LLC, by Mark Demerly Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached four-car garage with two-foot side setbacks (18-foot front setback or average, four-foot side setbacks required).
2021-DV1-039B (Amended)	1709 Alvord Street Center Township, Council District 17, Zoned D-8

**APPROVED**

One Week in April LLC, by Mark Demerly  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-family dwelling with a 16-foot front setback, 3.5-foot side setbacks, 4.5 feet between dwellings and 52% open space (18-foot front setback or average, four-foot side setbacks, 10 feet between dwellings and 55% open space required).

2021-UV1-014

**APPROVED**

1336 Shelby Street  
Center Township, Council District 21, Zoned MU-1  
Cahmelan Porter  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eight-foot by 20-foot shipping container for retail pop-up shops and an eight-foot by 40-foot shipping container for a retail store with a zero-foot north side setback (retail sales permitted only as an accessory use, 10-foot side yard setback required), resulting in four less parking spaces (six existing spaces; 10 parking spaces required).

2021-UV1-015

**Cont'd to 10-5-21  
With notice**

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 and proposed addition (2415) with a one-foot building setback from an approximate 15-foot section of the north line of 25 Market Street, and to provide for an accessory parking lot (Four Church Street) with a 15-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 20-foot rear setback and four-foot side setback required).

**NEW PETITIONS:**

2021-DV1-046

**Cont'd to 9-7-21  
Without notice**

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

2021-UV1-016 <b>Cont'd to 9-7-21</b> <b>With notice</b>	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). 1607 Yandes Street Center Township, Council District 17, Zoned C-5 Clency Investments LLC, by Sarah Walters Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a second floor addition to an existing single-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).
2021-UV1-017 <b>Cont'd to 9-7-21</b> <b>Without notice</b>	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-UV1-018 <b>WITHDRAWN</b>	1049, 1105 and 1117 Blaine Avenue Center Township, Council District 16, Zoned D-5 Carr Property Group LLC, by Kyle T. Resetarits Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 48-foot tall, 20-unit multi-family building by adding a third floor, with a 2.5-foot south side setback and 11.8-foot rear setback, with a trash container with a 3.8-foot rear setback and with nine-foot wide and 18-foot long spaces, to provide for a parking area with a zero-foot south side setback and to reduce the width of the lot at 1049 Blaine Avenue to 40 feet (multi-family development and parking not permitted, maximum 35-foot height, three-foot side setback, 20-foot rear setback and 20-foot parking length required, 50-foot lot width required).
2021-UV1-019 <b>Cont'd to 9-7-21</b> <b>With notice</b>	8010 East 38 <sup>th</sup> Street Lawrence Township, Council District 13, Zoned C-3 Andrew Wert Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a restoration contractor (not permitted).

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.