

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION I
INDIANAPOLIS - MARION COUNTY, INDIANA
JUNE 7, 2022**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, June 7, 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

TRANSFERRED PETITION:

2022-HOV-004 2363 North Parker Avenue
Center Township, Council District 17, Zoned D-5
Eric Richardson
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with a zero-foot corner side setback from the right-of-way of Glenn Drive (eight-foot corner side setback required), within the clear-sight triangle (not permitted).

CONTINUED PETITIONS:

2022-DV1-011 1422 English Avenue
(Amended) Center Township, Council District 17, Zoned D-5
Magenta Homes LLC, by Mark & Kim Crouch
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing structure with a one-foot east side setback and seven-foot rear yard setback and provide for building additions resulting in a three-story, single-family dwelling with a six-foot east side yard setback, a zero-foot west side setback, a seven-foot rear yard setback and an open space of 24 percent (maximum 2.5 story dwelling permitted, seven-foot side setback, 20-foot rear setback, 40 percent open space required).

2022-DV1-019 5329 and 5425 East Thompson Road
Franklin Township, Council District 18, Zoned C-4
Melrose Indiana Holdings, LLC, by Alex C. Intermill
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 32-foot tall, 360-square foot pole sign, located 220 feet from another pole sign, being the third sign along an integrated center frontage (maximum 20-foot tall, 300-square foot pole sign

permitted, maximum two signs per frontage permitted, minimum 300-foot separation required).

2022-DV1-021 1868 Lafayette Road
Wayne Township, Council District 11, Zoned C-4 (W-5)
Pilot Pursuit, LLC, by Sarah Walters
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 1,172-square foot deck with a 0.6-foot front setback from 19th Street and a 2.2-foot setback from Lafayette Road (minimum 10-foot front transitional yard/setback required) and located within the clear-sight triangle (not permitted).

2022-DV1-023 4330 Michigan Road
Washington Township, Council District 8, Zoned SU-2 (FF)
International School of Indiana, by Craig Flandermeyer
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall ornamental and chain link fence in the front yard along Michigan Road (maximum 3.5-foot tall permitted).

2022-DV1-026 717 Shelby Street
Center Township, Council District 17
, Zoned C-5
RCA Properties, LLC, by Paul J. Lambie
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an office building with a zero-foot setback from Shelby Street (ten feet required), with parking areas encroaching into the six-foot front landscape strips along Shelby Street and Hoyt Avenue (not permitted) and to provide for vehicular access from Hoyt Avenue (access shall be exclusively from an alley).

2022-UV1-002 2535 East 79th Street
Washington Township, Council District 2, Zoned D-4 (FF)
William M Gammon, Jr. and Beth L. Gammon, by Garrett E. Lawton
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a shipping container (commercial vehicles not permitted) and a carport (accessory structures not permitted without a primary structure) with a 14-foot front setback (25-foot front setback required), both within the Floodway Fringe (nonbuilding/detached structures only permitted in compliance with specific conditions) and to allow a six-foot tall wood fence within the front setback (maximum 4-foot tall fence permitted, if opacity is less than 30%).

2022-UV1-009 8930 West Washington Street
Wayne Township, Council District 22, Zoned C-4 (FW)
S&S Center, LLC, by David Kingen and Emily Duncan

- 2022-UV1-010
(Amended) Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the continuation of automobile and motorcycle sales (not permitted).
2211, 2213, 2215, 2217, 2219 and 2143 Prospect Street
Center Township, Council District 21, Zoned C-4 and D-5
R&S, LLC and Donald J. Tharp, by William Niemier
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a retail building and parking with a four-foot setback along Prospect Street (ten feet required) a 6.53 south transitional yard (eight feet required) an 89.29-foot setback along Churchman Avenue (maximum 65-foot setback permitted) vehicular access onto Prospect Street (alley access required) with a double-loaded row of parking along Churchman Avenue (maximum single-loaded row permitted), 25 parking spaces (30 parking spaces required), and a dumpster in the front yard (service areas not permitted in the front yard).
- 2022-UV1-011 8620 West 82nd Street
Pike Township, Council District 1, Zoned D-A
Dish Wireless, LLC, by Stephen E. Carr
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 145-foot tall monopole wireless communication tower with a five-foot lightening rod (not permitted), with landscaping on two sides of the tower site (landscaping around entire tower site required).

NEW PETITIONS:

- 2022-DV1-028 5420 East Thompson Road
Franklin Township, Council District 18, Zoned C-4
Map Thompson Road, LLC, by Andi M. Metzel
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through restaurant with 34 parking spaces (maximum 22 parking spaces permitted).
- 2022-DV1-029 32 South Vine Street
Wayne Township, Council District 15, Zoned D-5 (FF)
Habitat for Humanity of Greater Indianapolis, by Chris Barnett
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a single-family dwelling and provide for a deck addition at an elevation of 1.1 feet above the Base Flood Elevation (two feet above Base Flood Elevation required) and to allow for no compensatory storage (compensatory storage required for structures below the Base Flood Elevation).
- 2022-DV1-030 8501, 8505, 8509, 8517 and 8609 West Washington Street
Wayne Township, Council District 22, Zoned I-2

Peterson Property Group, LLC, by Joseph D. Calderon
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 105,000-square foot industrial building with parking totaling more than 10% of the front yard area (parking limited to 10% of the front yard area) and located within the front transitional yard (not permitted).

2022-DV1-031

11024 East Thompson Road
Franklin Township, Council District 25, Zoned D-A (FW) (FF)
David A. & Leanne B. Retherford

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 3.01-acre lot for a single-family dwelling with fifteen feet of lot frontage and lot width (minimum 125-foot lot frontage, 250-foot lot width required).

2022-UV1-012

5531 East 82nd Street

Washington Township, Council District 3, Zoned C-3

Reagan Outdoor Advertising, by Michelle Noppenberger

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 42-foot tall, 672-square foot digital off-premise advertising sign (maximum 40-foot height permitted, maximum 378-square foot permitted in C-3, digital off-premise sign not permitted), within 415 feet of a protected district (600-foot separation required for digital signs), and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV1-013

4015 East 82nd Street

Washington Township, Council District 3, Zoned C-3

Reagan Outdoor Advertising, by Michelle Noppenberger

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 40-foot tall, 672-square foot digital off-premise advertising sign (maximum 378-square foot permitted in C-3, digital off-premise sign not permitted), with a six-foot setback from 82nd Street (ten-feet required) within 469 feet of a protected district (600-foot separation required for digital signs), and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).

2022-UV1-014

5200 North High School Road

Pike Township, Council District 10, Zoned SU-18

Reagan Outdoor Advertising, by Michelle Noppenberger

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 50-foot tall (maximum 40-foot tall permitted), 672-square foot digital off-premise advertising sign (off-premise sign not permitted in SU-18, digital off-premise sign not permitted), with a five-foot setback from Interstate 465 (60-feet required) within 165 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation required for digital signs), and to allow for digital messages

- to display for minimum of eight seconds (minimum of ten second display permitted).
- 2022-UV1-015 4400 Sam Jones Expressway
Wayne Township, Council District 22, Zoned I-2
Reagan Outdoor Advertising, by Jon Campbell
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 33-foot tall, 672-square foot digital off-premise advertising sign (digital off-premise sign not permitted), with a 5.9-foot setback from Interstate 70 (60-feet required) within 195 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation required for digital signs), and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).
- 2022-UV1-016 1060 Broad Ripple Avenue
Washington Township, Council District 2, Zoned C-5
Reagan Outdoor Advertising, by Jon Campbell
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 40-foot tall, 672-square foot digital off-premise advertising sign (digital off-premise sign not permitted), within 16 feet of a protected district (300-foot separation required for off-premise signs, 600-foot separation required for digital signs), within 615 feet of another off-premise advertising sign (1,000 radial separation required) and to allow for digital messages to display for minimum of eight seconds (minimum of ten second display permitted).
- 2022-UV1-017 9067 Crawfordsville Road
Wayne Township, Council District 6, Zoned C-3
Robert Riggs, by Chad Rollins
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish automobile, motorcycle and light vehicle service and repair (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 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.