

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION TWO  
INDIANAPOLIS, MARION COUNTY, INDIANA  
FEBRUARY 9, 2021 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held virtual public hearings on Tuesday, **February 9, 2021**, beginning at 1:00 PM via Webex. The following petitions were considered:

**EXPEDITED PETITIONS:**

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| 2021-DV2-001<br>(Amended)<br><b>APPROVED</b> | 1823 Singleton Street<br>Center Township, Council District 21, Zoned D-5<br>Glen Shake, by Mark and Kim Crouch<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and detached garage with a 10-foot front setback and six feet between dwellings (18-foot front setback or average and 10 feet between dwellings required).  |
| 2021-DV2-002<br>(Amended)<br><b>APPROVED</b> | 411 North Keystone Avenue<br>Center Township, Council District 17, Zoned D-5<br>Mina Starsiak Hawk, by Austin Aynes<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an addition to a single-family dwelling with an existing one-foot north side setback, and the construction of an accessory building providing for 50% open space (three-foot side setback and 60% open space required). |
| 2021-DV2-003<br><b>APPROVED</b>              | 1012 Lexington Avenue<br>Center Township, Council District 16, Zoned D-5<br>Meade Van Wyck<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an accessory garage with a two-foot east side setback and 52% open space (60% open space required).  |
| 2020-UV2-019<br>(Amended)<br><b>APPROVED</b> | 3401 West 10 <sup>th</sup> Street and 970 North Tibbs Avenue<br>Wayne Township, Council District 15, Zoned C-3<br>TM Debt Acquisition and Farooq Ahmed, by David Kingen<br>Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the reconstruction of gasoline station (not permitted) and convenience store-   |
| 2021-UV2-001<br>(Amended)<br><b>APPROVED</b> | 1808 East Washington Street<br>Center Township, Council District 17, Zoned C-3<br>Liberty Apt Properties LLC, by Pat Rooney  |

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for two dwelling units (not permitted).

**TRANSFERRED PETITIONS:**

- 2020-DV3-050  
**WITHDRAWN** 5809 Bluff Road  
Perry Township, Council District 23, Zoned SU-1/D-3  
Gospel Assembly Church, by James Carter  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 6.5-foot tall, 24-square foot monument sign, with an approximately 16-square foot digital sign (not permitted), being 67% of the sign face, and 65 feet from the nearest protected district (maximum five-foot height and 600 feet of separation from a protected district required).
- 2020-DV3-066A  
(Amended)  
**APPROVED** 325 Parkway Avenue  
Center Township, Council District 16, Zoned D-5  
Francisco and Robin Valenzuela, by Cindy Thrasher  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing single-family dwelling with two-foot side setbacks, a four-foot front yard setback and two feet between dwellings (18-foot front yard setback or average, three-foot side setback, 10 feet between dwellings required).
- 2020-DV3-066B  
(Amended)  
**APPROVED** 325 Parkway Avenue  
Center Township, Council District 16, Zoned D-5  
Francisco and Robin Valenzuela, by Cindy Thrasher  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-story detached garage, and an open space of 44% (and 60% open space required).
- 2019-UV1-009  
(Amended)  
**Cont'd to 3-9-21**  
**Without notice** 2629 West Walnut Street  
Wayne Township, Council District #11, Zoned I-3  
William B. Baker, by Jose Solano  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a tow yard (not permitted), with zero-foot front transitional, front, side and rear setbacks (40-foot front transitional, 30-foot front and 10-foot side and rear setbacks required), and with deficient parking and maneuvering and without a van-accessible handicapped parking space (five parking spaces, one van-accessible handicapped space with adequate maneuvering required).

**CONTINUED PETITIONS:**

- 2020-DV2-051  
(Amended) 432 Forest Avenue  
Center Township, Council District 17, Zoned D-5

- Cont'd to 3-9-21  
Without notice** Joseph E. Hogan, by William A. Bentley II  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for additions to a single-family dwelling, with a zero-foot north side setback, 6.7-foot front setback, five feet between dwellings and 48% open space (three-foot side setback, 18-foot front setback or average, and 10 feet between dwellings and 60% open space required).
- 2020-UV2-009 10131 East Thompson Road  
**Cont'd to 3-9-21  
Without notice** Franklin Township, Council District 25, Zoned D-A  
Robert Harris and Kelly L. Dearth, by David Retherford  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a landscaping contractor with seasonal outdoor storage of trailers within a graveled parking area (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 of the Metropolitan Board of Zoning Appeals via email (Heather Stephan, Senior Board Specialist [Heather.Stephan@indy.gov](mailto:Heather.Stephan@indy.gov) ), between the hours of 8:00 AM and 4:30 PM, Monday - Friday. Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto:dmdpubliccomments@indy.gov) or with the Secretary of the Metropolitan Board of Zoning Appeals, 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.