



BOARD OF ZONING APPEALS DIVISION III

January 16, 2023

Case Number: 2023-SE3-005
Property Address: 6179 East 26th Street (approximate address)
Location: Warren Township, Council District #13
Petitioner: Iglesia De Dios Israelita El Elohe Israwl II Inc., by Marco Antonio Vazquez
Current Zoning: D-A
Request: Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses with an 8.5-foot tall, 22-square foot pole sign (not permitted).
Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 111-foot-wide parking area within the front yard of Sheridan Avenue (parking area width limited to 30 feet within front yards).
Current Land Use: Vacant
Staff Recommendations: Staff has no recommendation for this petition
Staff Reviewer: Noah Stern, Associate Planner

PETITION HISTORY

ADDENDUM FOR DECEMBER 19, 2023 BZA III HEARING

- This petition was automatically continued from the November 28, 2023 BZA III hearing to the December 19, 2023 BZA III hearing and was continued again to the January 16, 2024 BZA III hearing to allow for site plan revisions.
- Staff is requesting an additional continuance with new notice to the February 20, 2024 BZA III hearing to allow for further review and to amend the request.

STAFF RECOMMENDATION

Staff has no recommendation for this petition.

PETITION OVERVIEW

- The petition is to be continued to allow for additional review.



GENERAL INFORMATION

Existing Zoning	D-A		
Existing Land Use	Vacant		
Comprehensive Plan	Traditional Neighborhood		
Surrounding Context	Zoning	Surrounding Context	
	North:	D-4	North: Single-Family Residential
	South:	D-A	South: Single-Family Residential
	East:	D-A	East: Single-Family Residential
	West:	D-A	West: Single-Family Residential
Thoroughfare Plan			
	E 26 th Street (Local Street) Existing ROW: 50 feet Proposed ROW: 48 feet	Sheridan Avenue (Local Street) Existing ROW: 30 feet Proposed ROW: 48 feet	
Context Area	Compact		
Floodway / Floodway Fringe	No		
Overlay	No		
Wellfield Protection Area	No		
Site Plan	9/21/23		
Site Plan (Amended)			
Elevations	9/21/23		
Elevations (Amended)			
Landscape Plan	N/A		
Findings of Fact	9/21/23		
Findings of Fact (Amended)	N/A		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Enter all comprehensive plans applicable to this proposal.

Pattern Book / Land Use Plan

- Enter Recommendation by Pattern Book or “Not Applicable to the Site. Please see Neighborhood / Area Specific Plan (etc.) below.”

Red Line / Blue Line / Purple Line TOD Strategic Plan



- Enter Recommendation by TOD Plans or “Not Applicable to the Site.”

Neighborhood / Area Specific Plan

- Enter Recommendation by Pattern Book or “Not Applicable to the Site.

Infill Housing Guidelines

- Enter Recommendation by IHG or “Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Enter Recommendation by Indy Moves Plans or “Not Applicable to the Site.



ZONING HISTORY

Enter Zoning History



EXHIBITS

Enter any photographs or site plans