

**BOARD OF ZONING APPEALS DIVISION II**

**May 13<sup>th</sup>, 2025**

**Case Number:** 2025-DV2-013 (Amended)  
**Property Address:** 3524 North Meridian Street  
**Location:** Center Township, Council District #8  
**Petitioner:** Meridian Radiology LLC 401K Trust, by Joseph D. Calderon  
**Current Zoning:** D-9 (TOD)  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a four-foot tall, 12-square-foot vehicle entry point sign (maximum 2.5-foot height, area of six square-feet permitted).  
**Current Land Use:** Commercial  
**Staff Recommendations:** Staff is recommending **denial** of this variance petition.  
**Staff Reviewer:** Kiya Mullins, Associate Planner

**PETITION HISTORY**

This is the first public hearing for this variance petition.

**STAFF RECOMMENDATION**

Staff is recommending **denial** of this variance petition.

**PETITION OVERVIEW**

- The petitioner of this variance petition is requesting a vehicle entry sign larger than the permitted size.
- This property is within the D-9 zoning and Transportation Oriented District (TOD).
- A vehicle entry sign within a Dwelling zoning district is permitted to be 2.5 feet in height and six (6) square feet in size.
- The proposed vehicle entry sign is planned to be four (4) feet tall and twelve (12) square feet in size, which is double the permitted size.
- A vehicle entry sign is defined as a secondary, freestanding, permanent on-premises sign accessory to the primary use of land, located within 10 feet of the right-of-way and the pavement of a driveway.
- Vehicle entry signs typically direct individuals to vehicle parking and list the business's name. This proposed sign prioritizes the business's services, and because of its larger size, it does not follow the typical definition of a vehicle entry sign.

- Staff is recommending **denial** of this variance petition because it's greater than the permitted size of a vehicle entry sign in a dwelling district. This area is the gateway to the Regional Center and is within TOD, which is meant to promote a pedestrian-friendly area. This sign is larger than the permitted size, doesn't fit the definition of the vehicle entry sign, and has no practical difficulty in making the variance necessary.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-9 (TOD)	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	City Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b>Surrounding Context</b>
North:	C-1	North: Village Mixed-Use
South:	C-1	South: City Neighborhood
East:	SU-2	East: Special Use
West:	D-8	West: Traditional Neighborhood
<b>Thoroughfare Plan</b>		
Meridian Street	Primary Arterial	70 feet of right-of-way existing and 78 feet proposed.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	4/8/2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	4/8/2025	
<b>Elevations (Amended)</b>	5/1/2025	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	4/8/2025	
<b>Findings of Fact (Amended)</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book
- Red Line Transit-Oriented Development Strategic Plan
- Meridian Street Preservation Area Plan

### **Pattern Book / Land Use Plan**

- The City Neighborhood typology consists largely of multifamily housing, and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly-accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.

### **Red Line / Blue Line / Purple Line TOD Strategic Plan**

- Red Line
  - Meridian and 34<sup>th</sup> Street
    - These station areas offer some physical and market foundation for supporting TOD and are characterized by either strong urban form with limited Market Strength or limited urban form with more robust market support.
    - Projects that can help catalyze future private development and increase activity level through density and/or urban amenities are appropriate (e.g. parks, plazas and public buildings)
    - There is an opportunity to work with local jurisdictions to identify placemaking and infrastructure needs to enhance the pedestrian orientation of the street network and provide better connectivity of all modes.
    - These areas need projects to catalyze provide development and increase activity which is an important role for the public sector.

### **Neighborhood / Area Specific Plan**

- Meridian Street Preservation Area Plan
  - D-9 – High density multi-family. Permits low-rise to high-rise high density multi family apartments. Maximum height of buildings is unlimited.

### **Infill Housing Guidelines**

- Not Applicable to the Site

### **Indy Moves**

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

Not Applicable to the Site.

## **ZONING HISTORY**

### **ZONING HISTORY – SITE**

- N/A

### **ZONING HISTORY – SURROUNDING AREA**

- 2005-UV1-046: 3501 North Illinois Street
  - Variance of Use of the Dwelling District Zoning Ordinance to provide for a martial arts training facility (not permitted) within an existing building.
    - AP
- 2005-ZON-087: 3401 North Meridian Street
  - Rezoning of 14.71 acres from the D-9 Dwelling Districts to the SU-2 classification to legally establish a middle school and to provide for future improvements that are outside the scope of the dwelling districts zoning ordinance.
    - AP
- 2011-ZON-041: 3444 North Pennsylvania Street
  - Rezoning of 0.72 acre from the D-9 District to the SU-2 classification to provide for educational uses.
    - Approved
- 2014-UV2-016: 3502 North Meridian Street
  - Variance of Use and Development standards of the Dwelling Districts Zoning Ordinance and Sign Regulations to provide for general office uses (not permitted) and a four-foot tall, 31.33-square foot freestanding sign (only permitted at entrance to a residential subdivision or project), with an approximately ten-foot front setback from Meridian Street (15-foot setback required), and with off-street parking, per plans filed.
    - Approved
- 2015-DV3-002: 1 East 36<sup>th</sup> Street
  - Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a zero-foot front setback (35 feet from the centerline) of Meridian Street (70-foot setback from the centerline required), a five-foot setback from 36<sup>th</sup> Street (25-foot front setback required), a 5.8-foot south side setback and a zero-foot west side setback (20-foot perimeter yards required), and a parking ratio of 0.735 (parking ratio of 1.00 required).
    - Approved
- 2015-DV3-056: 1 East 36<sup>th</sup> Street
  - Variance of Development Standards of the Sign Regulations to provide for a four-foot tall, 18-square foot freestanding sign, with a five-foot front setback from Meridian Street, and to provide for two fence signs on the gated driveway entrance on Meridian Street (15-foot setback required, no more than two signs per entrance).
- 2019-ZON-052: 3552 North Pennsylvania Street
  - Rezoning of 0.19 acre from the D-9 district to the D-8 district.

Approved

EXHIBITS

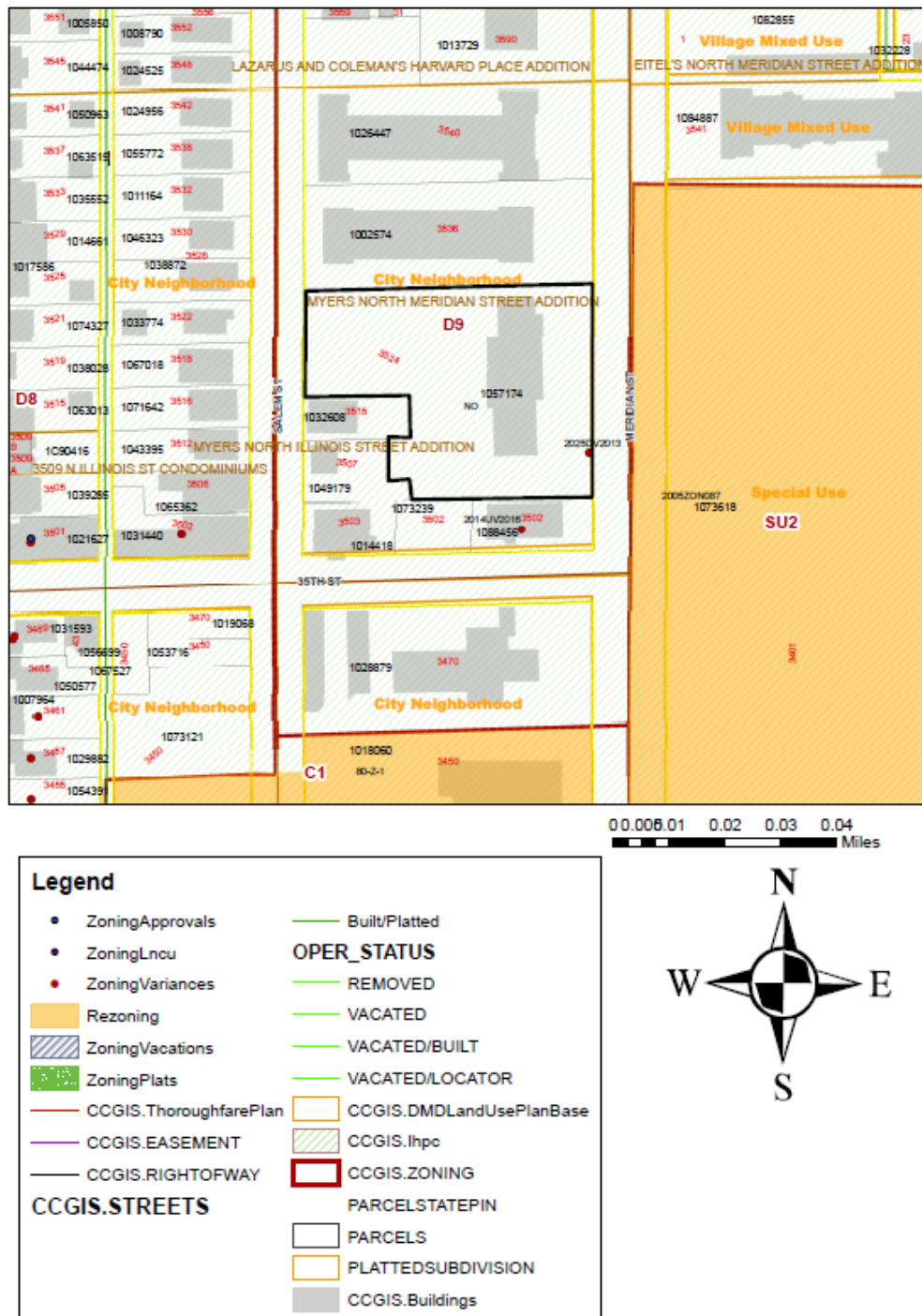


Exhibit 1: ArcGIS map of subject site and surrounding area.





Exhibit 2: Aerial of subject site and surrounding area.



Department of Metropolitan Development  
Division of Planning  
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

the sign will actually help the public enter into the site in a safe manner by providing clear directions to visitors seeking to park on the site and enter the building.

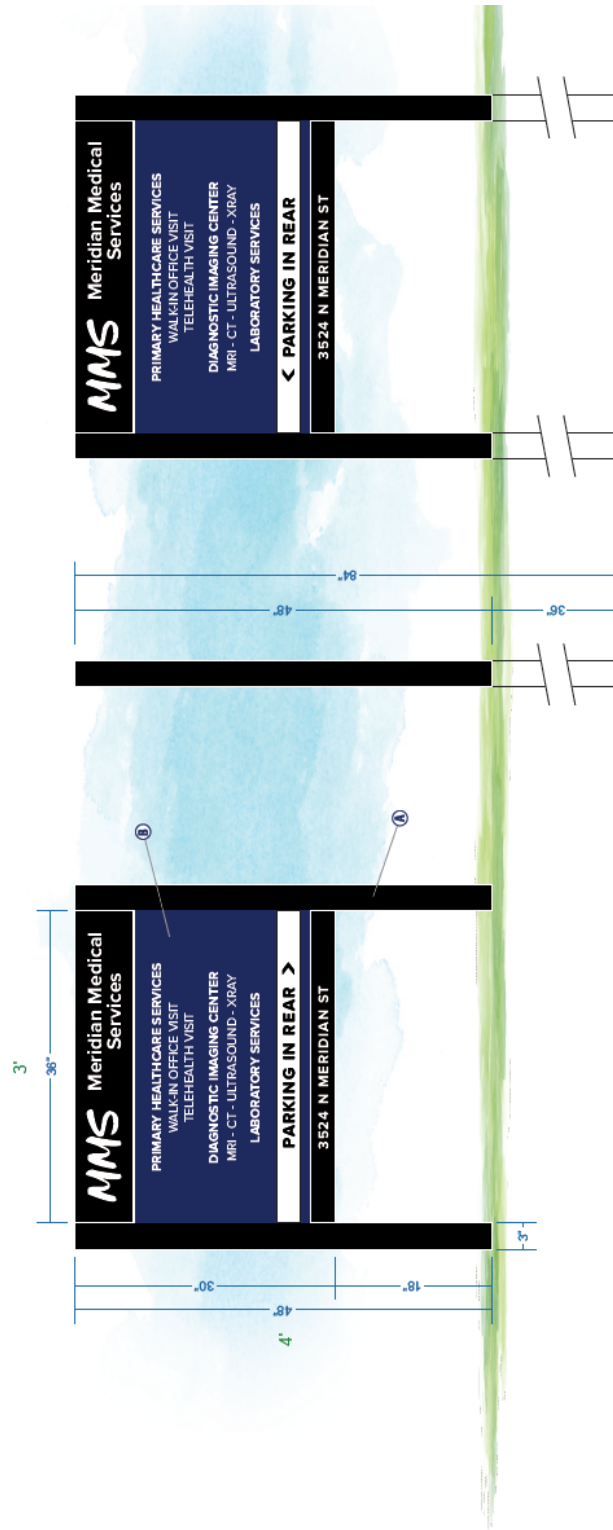
2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

the sign will not negatively impact access or visibility to or from any adjoining property.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

the property is and has been used for commercial uses for many years, and the proposed sign merely supports the current use of the subject property.

Exhibit 3: The submitted findings of fact.



FABRICATE AND INSTALL QTY 1 D/F NON-ILLUMINATED POST AND PANEL SIGN

FACES - 1/2\" ALUMINUM TO MATCH SPECS

POSTS - 3\" SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - POSTS BURIED 2\" BELOW GRADE

Exhibit 4: Proposed sign elevation.



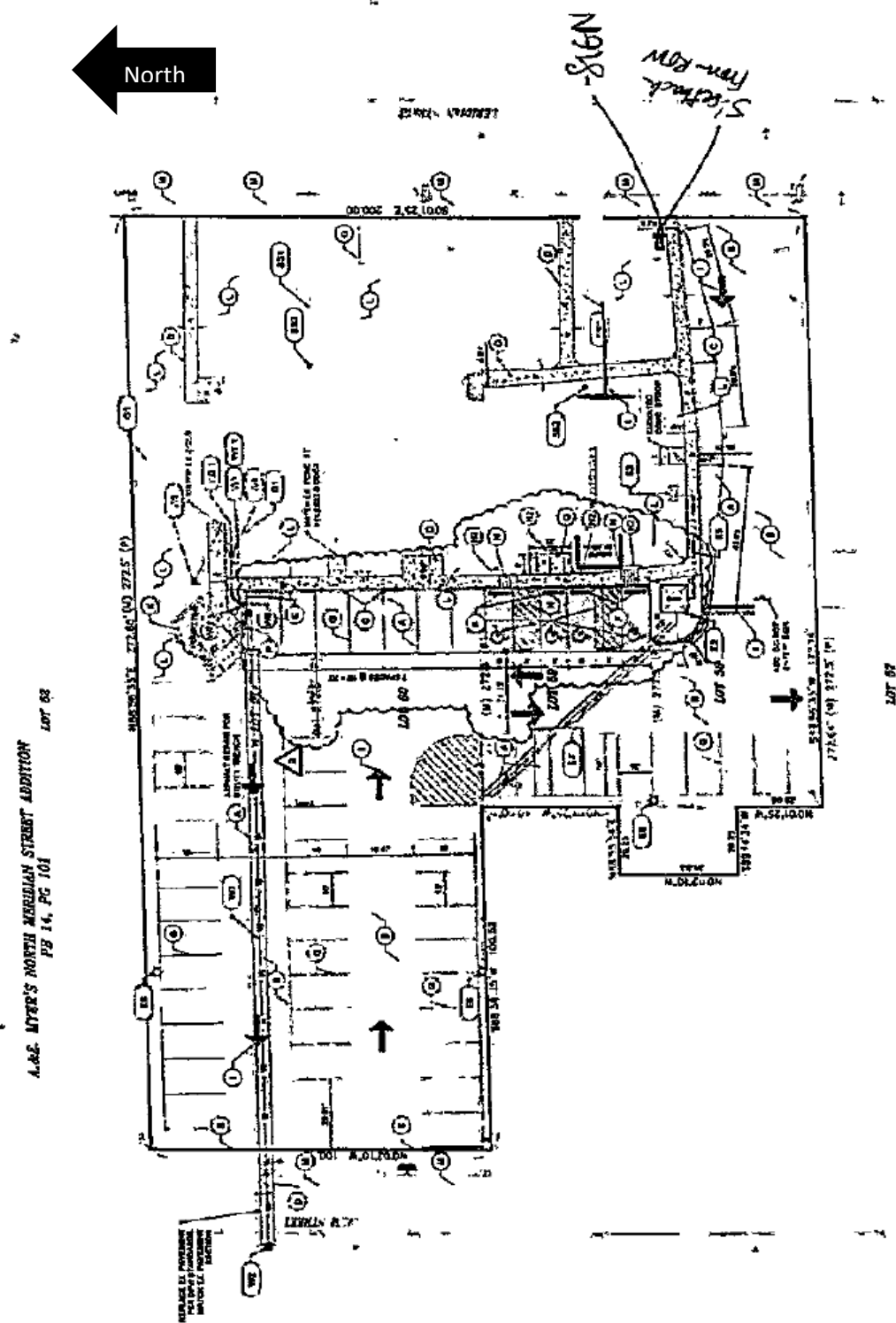


Exhibit 5: Site Plan



Exhibit 6: The primary structure on the subject site.



Exhibit 7: Proposed location for the sign that will be place between the sidewalk and tree besides Meridian Street.





Exhibit 8: An approved sign that neighbors the subject site to the south.



Exhibit 9: Looking south down Meridian Street.



Exhibit 10: Looking north up Meridian Street.