

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION ONE
INDIANAPOLIS - MARION COUNTY, INDIANA
OCTOBER 4, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, October 4, 2016, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, on the following petitions:

EXPEDITED PETITIONS:

TBD

CONTINUED PETITIONS:

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| 2016-DV1-023 | 7715 East 42 nd Street
Lawrence Township, Council District 13, Zoned C-7
Clear Channel Outdoor, by Andi M. Metzel
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to permit a 40-foot tall, 14 by 48-foot outdoor advertising sign's height, to be increased to 50 feet (maximum 40-foot tall sign permitted), along an exit roadway (not permitted), within 890 feet and 1,150 feet of two advertising signs to the south and 1,375 feet of an advertising sign to the north (minimum 1,000-foot radial separation and 1,500-foot linear separation required). |
| 2016-DV1-030
(Amended) | 1101, 1103 and 1107 English Avenue and 515 Shelby Street
Center Township, Council District 17, Zoned C-5
Lexington Place, LLC / LP2 Limited Liability Company, by David Kingen and Justin Kingen
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to permit building additions for a restaurant and retail uses,
a) with a zero-foot north front setback, without landscaping (10-foot front yard required, with landscaping),
b) with a zero-foot west front transitional setback, without landscaping (10-foot front transitional yard required, with landscaping),
c) to provide for six parking spaces (52 parking spaces required),
d) to provide for zero percent interior landscaping (six% required),
e) to provide for parking within 27% of the front setback (maximum 10% permitted),
f) to provide for a sidewalk café, being 66.7% of the right-of-way width (maximum 50% permitted),
g) to provide for a three-foot east side setback (10-foot setback required), |

- h) to provide for zero percent transparency for a 610-square foot addition along Shelby Street (40% transparency required).
- 2016-DV1-035 9597 Vandergriff Road
Franklin Township, Council District 25, Zoned D-A
Dean and Benita Hornberger, Paul J. Lambie and Nancy A. Long
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage, in front of the established building setback line of the primary dwelling (not permitted, and with a 14-foot side setback (15-foot side setback required).
- 2016-DV1-036 4128 Vandalia Avenue
Wayne Township, Council District 16, Zoned D-4 (FW) (FF)
Michel Moreno, by Dawn Galan
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a substantial improvement to an existing dwelling in the floodway and floodway fringe (not permitted).
- 2016-DV1-037 3636 West Washington Street
Wayne Township, Council District 22, Zoned C-7
Floyd Gross, by Russell L. Brown
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an automobile sales lot, with zero-foot front and side setbacks, without landscaping and zero-foot rear transitional setbacks, without landscaping (10-foot front and side setbacks and 20-foot rear transitional setbacks, with landscaping required) and to legally establish a freestanding sign, with a nine-foot front setback (15-foot setback required).
- 2016-UV1-017 6149 English Avenue
Warren Township, Council District 18, Zoned D-5
Danijel Glumac
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an automobile sales lot (not permitted).
- 2016-UV1-018 4600 Sunset Avenue
Washington Township, Council District 7, Zoned UQ-1
BlueIndy, LLC, by Marci Reddick
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a car sharing business (not permitted), within an existing parking lot.
- 2016-UV1-019 4600 Sunset Avenue
Washington Township, Council District 7, Zoned UQ-1
BlueIndy, LLC, by Marci Reddick
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a car sharing business (not permitted), within an existing parking lot.
- 2016-UV1-020 4600 Sunset Avenue
Washington Township, Council District 7, Zoned UQ-1
BlueIndy, LLC, by Marci Reddick

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a car sharing business (not permitted), within an existing parking lot.

NEW PETITIONS:

- 2016-SE1-003 3559 North Capitol Avenue
Center Township, Council District 7, Zoned D-5
Dorothy J. Miller, by Shawn Floyd
Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a religious use.
- 2016-DV1-032 3136 West 16th Street
Wayne Township, Council District 11, Zoned C-5 (W-5)
Donald R. Quass
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to legally establish a three-foot west front setback, a zero-foot north side transitional yard, a zero-foot east side yard (10-foot front and side yards required, 15-foot transitional yard required).
- 2016-DV1-038 5155 Plantation Drive
Washington Township, Council District 3, Zoned D-A
Todd and Nanci Browne, by Larry E. Becker
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a fence, ranging from 7.17 feet tall to 9.147 feet tall (maximum six-foot tall fence permitted).
- 2016-DV1-040 8320 US 31 South
Perry Township, Council District 23, Zoned C-5
Mike's No. 9, LLC., by Timothy Ochs and Roger Kilmer
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a canopy, with a seven-foot front setback (10-foot setback from existing or proposed right-of-way required, whichever is greater) for an existing carwash.
- 2016-DV1-041 4280 Lafayette Road
Pike Township, Council District 10, Zoned C-5 (FF)
Mike's No. 8, LLC., by Timothy Ochs and Roger Kilmer
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a canopy, with a four-foot front setback from the existing right-of-way, being six feet within the proposed right-of-way (10-foot setback from proposed or existing right-of-way required, whichever is greater), for an existing carwash.
- 2016-DV1-042 8855 South Emerson Avenue
Franklin Township, Council District 25, Zoned C-4
Claybrooke Holdings, LLC, by Robert T. Wildman
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 15.3-foot tall freestanding

- integrated center sign, within 112 feet of an existing integrated center sign (300-foot separation required).
- 2016-DV1-043 8844 Capstone Lane
Franklin Township, Council District 25, Zoned D-2
Andrew and Stacy Piersall, by Dennis Copenhaver
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling, with an open space of 62% (minimum 75% open space required).
- 2016-UV1-021 3200 Cold Spring Road
Wayne Township, Council District 8, Zoned SU-2 (W-5)
BlueIndy, LLC, by Marci Reddick
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a car sharing business (not permitted).
- 2016-UV1-022 2504 East 25th Street
Center Township, Council District 17, Zoned SU-9
Grant M. Kirsh
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for office uses (not permitted), with off-street parking, including accounting, attorney, insurance and counseling or mental health offices, and offices providing services to the juvenile court system, the surrounding community, or individuals/families involved with the juvenile court system,
a) with business signs, including three, five-foot tall freestanding signs (pylon signs not permitted within 500 feet of a dwelling district),
b) with two-foot front setbacks (15-foot setback required),
c) with one sign being within the clear sight triangle of 25th Street and Tacoma Avenue (not permitted),
d) with two signs, within 25 feet of each other along 25th Street (300-foot separation required and 600 feet of frontage required for two signs).
- 2016-UV1-024 2218 North Delaware Street
Center Township, Council District 11, Zoned D-8 (W-5)
Jacob and Bethany Nelson
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 30-foot tall, accessory building (maximum 24-foot height permitted), with an 840-square foot secondary dwelling unit (maximum 720 square feet permitted), being erected prior to the primary structure (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 in Room 1842 of the City-County Building, between the hours of 8:00 AM and 4:30 PM, Monday - Friday. Written objections to a proposal may be filed with the Secretary of the Metropolitan Board of Zoning Appeals, as appropriate, before the hearing at the above

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. Public hearings are accessible to persons with disabilities. For accommodations needed by persons with disabilities planning to attend the hearing, please call 317-327-5155 at least forty-eight (48) hours prior to the hearing.

Department of Metropolitan Development
Division of Planning
Current Planning Division