

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION ONE  
INDIANAPOLIS - MARION COUNTY, INDIANA  
NOVEMBER 1, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, November 1, 2016, 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 PETITIONS:**

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| 2016-DV2-020 | 8905 (8901-Building) Rawles Avenue<br>Warren Township, Council District 18, Zoned I-2<br>Fritz Walters Investments, LLC., by Joseph D. Calderon<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for and legally establish outdoor storage areas totaling 40,100 square feet (maximum 25% of the gross floor area or 2,650 square feet permitted), within 275 feet of a protected district (500-foot separation required). |
| 2016-DV3-024 | 3636 Woodview Trace<br>Pike Township, Council District 1, Zoned MU-1<br>Kiwanis International, by Kiwanis International<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wall sign of 28% of the front façade (maximum 20% permitted).   |
| 2016-DV3-026 | 7501 North Pennsylvania Street, Town of Meridian Hills<br>Washington Township, Council District 2, Zoned D-1<br>Rashid and Sneeda Khairi, by Brian J. Tuohy<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling, with an 80-foot setback from North Pennsylvania Street and a 28-foot setback from 75 <sup>th</sup> Street (average setback of existing buildings required).                     |
| 2016-DV3-027 | 325 Sanders Street<br>Center Township, Council District 16, Zoned D-5<br>Del Asset Holding, LLC, by Brian Smith<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling, with six feet between primary buildings (10 feet required), and with a 12-foot front setback (18-foot setback required).  |
| 2016-UV3-013 | 7408 Madison Avenue  |

2016-UV3-014 Perry Township, Council District 24, Zoned C-3  
 Brooks Investment Company Inc., by Joseph D. Calderon  
 Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for automobile, motorcycle and light vehicle service/repair (not permitted).  
 805 South Kitley Avenue  
 Warren Township, Council District 18, Zoned I-4  
 Performing Properties, LLC, by David A. Retherford  
 Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for up to two dwelling units (not permitted) on the second floor of the existing building, including residential accessory uses and structures (not permitted).

**CONTINUED PETITIONS:**

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 LLC, 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-DV1-034 1202 East 80<sup>th</sup> Street  
 Washington Township, Council District 2, Zoned D-S  
 Pillar Homes, by Paul J. Lambie and Nancy A. Long  
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 0.67 acre lot, with 110 feet of lot width (minimum one acre and 150 feet of lot width required).

2016-DV1-036 4128 Vandalia Avenue  
 Wayne Township, Council District 16, Zoned D-4 (FW) (FF)  
 Michel Moreno, by Dawn Galan

- 2016-DV1-037 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).  
3636 West Washington Street  
Wayne Township, Council District 22, Zoned C-7  
Floyd Gross, by Russell L. Brown
- 2016-DV1-038 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).  
5155 Plantation Drive  
Washington Township, Council District 3, Zoned D-A  
Todd and Nanci Browne, by Larry E. Becker
- 2016-DV1-042 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).  
8855 South Emerson Avenue  
Franklin Township, Council District 25, Zoned C-4  
Claybrooke Holdings, LLC, by Robert T. Wildman
- 2016-UV1-024 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).  
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).

**NEW PETITIONS:**

- 2016-SE1-004 6321 La Pas Trail  
Pike Township, Council District 8, Zoned I-2  
Westside Missionary Baptist Church, by Howard L. Stevenson  
Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a religious use.
- 2016-DV1-044 7101 East Washington Street  
Warren Township, Council District 18, Zoned C-5  
Robert V. Rohrman, by Alex C. Intermill

- 2016-DV1-045  
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an approximately 38-foot tall freestanding pylon sign, within 158 feet of an existing freestanding sign on the 372-foot frontage of East Washington Street (300-foot separation and 600 feet of frontage required for two signs).  
 475 East 75<sup>th</sup> Street, Town of Meridian Hills  
 Washington Township, Council District 2, Zoned D-1  
 RC Walker
- 2016-DV1-046  
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling, with a 40-foot setback from 75<sup>th</sup> Street and 61-foot setback from Central Avenue, with 10-foot side setbacks (average setback required, 15-foot side setbacks required), and with a six-foot tall wrought iron fence, with gates, within the front yard of 75<sup>th</sup> Street (maximum 48-inch tall fence permitted), within the clear sight triangles of the lot.  
 5380 North College Avenue  
 Washington Township, Council District 9, Zoned C-3 (W-5)  
 5400 College Avenue, LLC, by Chuck Mack
- 2016-DV1-047  
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a pergola, with a zero-foot setback from 54<sup>th</sup> Street (minimum 10-foot setback required), and within the clear sight triangle of the lot's parking area driveway and abutting alley (not permitted).  
 1501 Spann Avenue  
 Center Township, Council District 17, Zoned D-5  
 Del Asset Holding, LLC, by Brian Smith
- 2016-DV1-048  
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling, with eight feet between primary buildings (10 feet required), and with an open space of 49% (minimum 60% required).  
 6357 Guilford Avenue  
 Washington Township, Council District 2, Zoned C-4  
 David Clough and Pamela Mousey, by David Kingen and Justin Kingen
- 2016-DV1-049  
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish and provide for commercial uses, with two, eight by 18-foot parking spaces (nine spaces, nine-foot minimum width and 180 square feet required), with a zero-foot front setback (10-foot front setback required) and with maneuvering within the right-of-way (not permitted), and with an existing building with a two-foot front setback (10-foot front setback required).  
 1301 Hoyt Avenue  
 Center Township, Council District 17, Zoned D-5  
 Amanda Faux-Smith

- Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling, with a 14.75-foot front setback, a one-foot side setback, three feet between buildings (18-foot front setback, three-foot side setback and 10 feet between buildings required).
- 2016-DV1-050 7014 Andre Drive  
Pike Township, Council District 1, Zoned D-A / D-1  
Karl James Kleinops and Percy Kleinops, by Robert R. Thomas  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a lot with 15 feet of frontage and lot width (125 feet of frontage and 250 feet of lot width required (D-A) and 45 feet of frontage and 90 feet of lot width required (D-1).)
- 2016-UV1-025 6280 North College Avenue  
Washington Township, Council District 2, Zoned C-4 (FF)  
Enterprise Leasing Company of Indianapolis, LLC, by Joseph D. Calderon  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an automobile rental facility, including an office and car wash facility on the roof of the existing garage (not permitted).
- 2016-UV1-026 8639 West Washington Street  
Wayne Township, Council District 22, Zoned C-3  
C. Joyce Yates, Gregory A. Dotson and Ruthann Stanfill  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the rental, leasing and maintenance of vans; the sales and rental of tools and light and heavy equipment; building contractors; and light and medium manufacturing (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