

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION ONE
INDIANAPOLIS - MARION COUNTY, INDIANA
JUNE 7, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, June 7, 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-SE1-001 | 3740 South Lynhurst Drive
Decatur Township, Council District 22, Zoned SU-1
SBA Communications Corporation, by David McGehee
Special Exception of the Wireless Communications Zoning Ordinance to provide for a wireless communications facility, with a 110-foot tall monopole tower, with a five-foot lightning rod. |
| 2016-DV1-003 | 2110 East County Line Road
Perry Township, Council District 23, Zoned C-4
Gateway Arthur, Inc. c/o Vanbarton Group, LLC, by Tracey Diehl
Variance of development standards of the Sign Regulations to provide for a 40-foot tall, 225-square foot freestanding sign, within 150 feet and 250 feet of the two nearest freestanding signs to the west (300 feet of separation required). |
| 2016-DV1-011 | 8715 Maze Road
Franklin Township, Council District 25, Zoned D-A
Dan and Karen Burchett, by Cindy Thrasher
Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a commercial vehicle (not permitted), with a snowplow and the outdoor storage of salt and snowplows (not permitted) and to legally establish two storage barns, with four-foot west side setbacks, with the larger barn having a 3.5-foot rear setback and a pool patio, with a zero-foot west side setback (minimum 15-foot side setbacks and five-foot rear setback required), to legally establish 3,626 square feet of accessory use area or 240% of the total floor area of the primary dwelling (maximum 1,510 square feet or 99.9% of the total floor area of the primary dwelling permitted), and to legally establish a six-foot tall fence in the front yard of Maze Road (maximum 42-inch tall fence permitted in the front yard). |

2015-UV1-036
(Amended) 6750 East Washington Street
Warren Township, Council District 21, Zoned D-5
Mitch Sever
Variance of use and development standards of the Dwelling Districts
Zoning Ordinance to provide for general office and permitted C-3 retail
uses (not permitted), per plans filed.

NEW PETITIONS:

2016-SE1-002 2800 Bluff Road
Center Township, Council District 16, Zoned I-4 (FF)
Contrac, LLC, by Brian E. Moench
Special Exception of the Consolidated Zoning and Subdivision
Ordinance to provide for the temporary storage, processing and sale of
limestone, being mined for the Deep Tunnel Project.

2016-DV1-014 7126 Fremont Court
Lawrence Township, Council District 4, Zoned D-1 (W-1)
Eddie Eilenberg, by Charles A. Richmond
Variance of development standards of the Dwelling Districts Zoning
Ordinance to provide for the replacement of an eight-foot tall fence in
the side yards and to provide for a six-foot tall fence within the front
yard (maximum six-foot tall fence permitted, maximum 42-inch fence
permitted within the front yard).

2016-DV1-015 8153 Morningside Drive
Washington Township, Council District 2, Zoned D-2
Chris and Caroline Seger, by Dave Hatcher
Variance of development standards of the Consolidated Zoning and
Subdivision Ordinance to provide for the construction of an
approximately 30.5-foot tall pool house (maximum 24 feet permitted,
accessory structure cannot be taller than the dwelling), with a 29.4-foot
front setback (accessory structures not permitted in the front of the
established setback (30 feet) of the primary structure).

2016-DV1-016 3502 South Sadlier Drive
Franklin Township, Council District 18, Zoned D-A
Ryan Wilcoxon
Variance of development standards of the Consolidated Zoning and
Subdivision Ordinance to provide for the construction of a 15.5-foot tall
(accessory structures cannot be taller than the primary dwelling), 720-
square foot detached garage, with a three-foot west side setback (15-
foot side setback), creating an open space of 80% (85% required).

2016-DV1-017 219 West 52nd Street
Washington Township, Council District 7, Zoned D-5
Sean Smith

- 2016-DV1-018 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a dwelling and garage addition, with a 15-foot rear setback (20-foot rear setback required).
730 East Washington Street (752 East Market Street – building address)
Center Township, Council District 17, Zoned SU-8 (RC)
Indianapolis Marion County Building Authority, by David Kuehnen
- 2016-DV1-019 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a mechanical lift and stairway, encroaching approximately 10 feet into the right-of-way of Market Street (not permitted).
1305, 1309 and 1313 Spruce Street
Center Township, Council District 21, Zoned D-5
LP 2 LLC, by Nick T. Burrow
- 2016-UV1-011 Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three single-family dwellings, with four-foot front setbacks (25-foot or average setback required), two-foot side setbacks and three feet between buildings (minimum three-foot side setbacks and 10 feet between buildings required), and with 50% open space (60% open space required).
3512 South Harding Street
Perry Township, Council District 20, Zoned C-3 (FF)
Granville Singh
- 2016-UV1-013 Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the indoor parking and storage of construction vehicles (not permitted), related to a construction business (not permitted).
1102 and 1133 Roosevelt Avenue
Center Township, Council District 17, Zoned I-4
Becovic Companies, LLC, by Jason McNiel and Roger Kilmer
- Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a Pre-K – 12 school (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 327-5155 at least forty-eight (48) hours prior to the hearing.

Department of Metropolitan Development

Division of Planning
Current Planning Division