

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION ONE
INDIANAPOLIS - MARION COUNTY, INDIANA
AUGUST 2, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, August 2, 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

INDECISIVE PETITION:

2016-DV3-010 6807 East 82nd Street
Lawrence Township, Council District 3, Zoned C-4
The National Bank of Indianapolis, by Kevin G. Buchheit
Variance of development standards of the Sign Regulations to provide for a four-foot tall ground sign within 183 feet of an existing integrated center sign (300 feet of separation required).

CONTINUED PETITION:

2016-DV1-018 730 East Washington Street
(Amended) (752 East Market Street – building address)
Center Township, Council District 17, Zoned SU-8 (RC)
Indianapolis Marion County Building Authority, by David Kuehnen
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), and a variance of use to provide for hygiene products for the homeless (not permitted).

NEW PETITIONS:

2016-DV1-022 1420 Madison Avenue
Center Township, Council District 16, Zoned MU-2
Benjamin Meadows
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for 5.5-foot tall freestanding sign, with a zero-foot front setback (15-foot front setback required), within the clear sight triangle of Terrace Avenue and Madison Avenue (not permitted).

- 2016-DV1-023 7715 East 42nd 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-DV1-024 939 Spruce Street
Center Township, Council District 17, Zoned D-5
Eva Roberts, by Mark and Kim Crouch
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to permit the construction of a dwelling and porch addition and a detached garage, with a five-foot front setback from Woodlawn Avenue and three-foot rear setback (18-foot front setback and five-foot rear setback required), creating a 36% open space (60% open space required).
- 2016-DV1-025 9230, 9240, 9250 and 9252 Crawfordsville Road
Wayne Township, Council District 6, Zoned I-2
Jeffrey Chapman, by Brian J. Tuohy
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for zero-foot side transitional setbacks (30-foot side transitional setbacks required) for the proposed paved area, including parking and loading along the north and northwest lot lines.
- 2016-DV1-026 9450 Counselors Row
Washington Township, Council District 3, Zoned C-S
Precedent Land, LLC, by Ben Houle
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for the construction of 56.25-foot tall hotels (maximum 45-foot height permitted).
- 2016-DV1-027 10020 East 30th Street
Warren Township, Council District 14, Zoned C-3
Armor Development Company, by Kyle Kitzmiller
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a building, with a setback of 106 feet (maximum 85-foot setback permitted), and to eliminate the requirement for sidewalks (sidewalks required along both frontages).
- 2016-DV1-028 6535 South Arlington Avenue
Franklin Township, Council District 25, Zoned D-A
Jeffrey G. Spears
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a 18-foot tall, 1,680-square foot

pole barn, with a 320-square foot porch in front of the established front building line of the primary dwelling (pole barn cannot be taller or contain more floor area than the primary dwelling, accessory structures not permitted in front of the primary structure).

2016-DV1-029

7802 East 88th Street

Lawrence Township, Council District 4, Zoned I-2

Brick by Brick Properties, LLC, by Donald J. Smith

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a parking lot, with a zero-foot front setback (30-foot front setback required, parking may not occupy more than 10% of the front yard) and an outdoor storage area comprising 205% of the building (maximum 25% permitted).

2016-DV1-030

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), and
- i) to provide for unscreened roof-mounted mechanical equipment (not permitted).

2016-UV1-014

3501 Bluff Road

Perry Township, Council District 16, Zoned D-A

John P. Cahill and Roberta L. Cahill, by Guy G. Kibbe

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a 3,300-square foot storage building, with a 1,280-square foot concrete apron (not permitted), for a lawn and landscaping business, with 7.2-foot, 13-foot and 15-foot side setbacks (30-foot setbacks required).

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