

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION ONE  
INDIANAPOLIS - MARION COUNTY, INDIANA  
September 6, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, September 6, 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

**TRANSFERRED PETITION:**

2016-DV2-011      4551 Central Avenue  
Washington Township, Council District 7, Zoned D-2 (W-5)  
Timothy W. and Tessa R. Oakes, by David Kingen and Justin Kingen  
Variance of development standards of the Consolidated Zoning and  
Subdivision Ordinance, to provide for the construction of a detached  
garage, with a 1.75-foot rear setback (five-foot rear setback required).

**CONTINUED PETITION:**

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 42<sup>nd</sup> 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      1101, 1103 and 1107 English Avenue and 515 Shelby Street  
(Amended)      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).

**NEW PETITIONS:**

- 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-DV1-035      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-UV1-015 6106 Massachusetts Avenue  
Warren Township, Council District 13, Zoned C-5  
Overseas Properties, LLC, by Estela Espinosa  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish and provide for primary and accessory residential uses, including a single-family dwelling and detached garage.
- 2016-UV1-016 6539 Carrollton Avenue  
Washington Township, Council District 2, Zoned D-4 (FF)  
Charles Mong III, by Mark Demerly  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for business, professional and government offices; light general retail; museums; libraries or art galleries (not permitted).
- 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.

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