

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION TWO
INDIANAPOLIS, MARION COUNTY, INDIANA
OCTOBER 11, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, October 11, 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

CONTINUED PETITIONS

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| 2016-DV2-008 | 3015 South Meridian Street
Perry Township, Council District 16, Zoned C-4
Buck Brothers Properties, LLC
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for 32-square foot electronic variable message signs, on two existing 107.11-square foot freestanding signs setback 10 feet from Troy Avenue and 11.25 feet from Meridian Street (15-foot setback required), within 160 and 110 feet, respectively, of the nearest protected districts (600-foot separation required). |
| 2016-DV2-016 | 6714 Mimosa Lane
Franklin Township, Council District 25, Zoned D-A
William Schmidt, by Dan Coyle
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage in front of the established front building line of the primary dwelling (not permitted). |

NEW PETITIONS:

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| 2016-DV2-020 | 8905 (8901-Building) Rawles Avenue
Warren Township, Council District 18, Zoned I-2
Fritz Walters Investments, LLC., by Joseph D. Calderon
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-DV2-021 | 11025 Gunwale Drive
Lawrence Township, Council District 5, Zoned D-P |

- Christina (Horan) De Witt
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eight-foot tall fence (maximum six-foot tall fence), within utility easements (not permitted).
- 2016-DV2-023 1060 Hosbrook Street
Center Township, Council District 16, Zoned D-8
James and Megan Poisel, by Joshua Dubach
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of single-family dwelling with six feet of separation from existing primary structures (10-foot separation required).
- 2016-DV2-024 228 Dorman Street
Center Township, Council District 17, Zoned D-8
Susan Hoffman
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and a detached garage, with three-foot side setbacks, a 4.75-foot rear setback, an 11-foot front setback and 44% open space (minimum four-foot side setbacks, 10-foot separation between buildings, 18-foot front setback, five-foot rear setback for accessory structures and 55% open space required).
- 2016-DV2-025 4215 Park Avenue
Washington Township, Council District 7, Zoned D-4 (W-5)
Marek Cholewa and Rosanna Ruffo de Cholewa
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a pergola with a one-foot side setback and a detached garage with a one-foot rear setback (four-foot side setback and five-foot rear setback required), and an open space of 59% (minimum 65% permitted).
- 2016-DV2-026 3258 Fall Creek Parkway, North Drive
Center Township, Council District 9, Zoned D-4
Valerie McCray
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall ornamental fence in the front yard of Fall Creek Parkway (not permitted).
- 2016-DV2-027 1005 Western Drive
Wayne Township, Council District 22, Zoned I-2
Crown Castle South, LLC, by Michael Gasser
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to replace an existing wireless communications tower with a 95-foot tall monopole tower, with a five-foot lightning rod, located 115 feet from a protected district (300-foot setback required for towers greater than 75 feet tall).
- 2016-UV2-014 4110 North Franklin Road
Lawrence Township, Council District 13, Zoned D-6II
Ferguson Enterprises, Inc., by Thomas H. Engle

2016-UV2-015 Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a warehousing and wholesaling facility, with outdoor storage (not permitted).
11000 and 11012 East Washington Street
Warren Township, Council District 19, Zoned C-3
TWG Development, LLC, by Joseph D. Calderon
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for primary and accessory multi-family residential uses (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