

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION TWO
INDIANAPOLIS, MARION COUNTY, INDIANA
APRIL 12, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, April 12, 2016, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, on the following petitions:

EXPEDITED PETITION:

TBD

TRANSFERRED PETITIONS:

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|---------------------------|--|
| 2015-DV3-055 | 6320 Intech Way and 6460 Intech Boulevard
Pike Township, Council District 1
C-S
The Heritage Group, by Timothy E. Ochs and Roger Kilmer
Variance of development standards of the Commercial Zoning Ordinance to provide for sidewalks along the interior portion of the Intech Way loop road (sidewalks required on both sides of the road). |
| 2015-DV3-058
(Amended) | 1102 and 1108 Fletcher Avenue
Center Township, Council District 16
C-5
SAMS of Indianapolis, LLC, by Michael J. Alerding
Variance of development standards of the Commercial Zoning Ordinance to legally establish a pergola, with outdoor seating, with a zero-foot setback from Fletcher Avenue (10-foot front setback required). |

CONTINUED PETITIONS:

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|---------------------------|--|
| 2016-DV2-002 | 5876 North Keystone Avenue
Washington Township, Council District 9, Zoned D-5
Joseph, Edward and Robert Beilouny, by Edward Beilouny
Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a 14-foot tall detached garage, with a roof deck, with a two-foot south side setback (accessory building cannot be taller than dwelling, minimum four-foot side setback required). |
| 2015-UV2-030
(Amended) | 3200 and 3213 East Michigan Street and 510 North LaSalle Street
Center Township, Council Districts 10 and 16, Zoned C-3
Wheeler Mission Ministries, Inc., by David Kingen and Justin Kingen |

Variance of use and development standards of the Commercial Zoning Ordinance to legally establish and provide for:

- a) a family shelter, with staff apartments (not permitted),
- b) in a building (3200), with a zero-foot front setback from Michigan Street (70-foot setback from centerline required), with eight on-site parking spaces (1.5 space per dwelling unit required, minimum four spaces per 1,000 required for integrated center),
- c) to legally establish a playground and provide for the future playground relocation, within the clear sight triangle of LaSalle Street and the north abutting alley and Michigan Street and LaSalle Street (not permitted), with zero-foot south and east front setbacks and a zero-foot north transitional setback (70-foot setback from centerline required, 10-foot setback from LaSalle Street, 10-foot north transitional yard required),
- d) with an off-site parking lot (3213) having three-foot east and north front setbacks and a zero-foot south transitional setback (10-foot front setback required, 10-foot south transitional setback required), and
- e) with a knee wall and decorative metal fence for the off-site parking lot, within the clear sight triangle of LaSalle Street and the south abutting alley and Michigan Street and LaSalle Street (not permitted), and
- f) with a privacy fence (3213) within the front yard of Michigan Street (maximum 50% opacity for fences in front yard).

2015-UV2-042

351 Transfer Drive

Wayne Township, Council District 13, Zoned I-2-S

Sabeelul Faoz Islamic Association of Indianapolis, by Khaleel Ifamimikomi

Variance of use of the Industrial Zoning Ordinance to provide for religious uses.

2016-UV2-002

6751 East 38th Street

Warren Township, Council District 13, Zoned C-4

Ashley James

Variance of use of the Commercial Zoning Ordinance to provide for a daycare facility (not permitted).

2016-UV2-005

2801 North Talbott Street and 2802 North Delaware Street

Center Township, Council District 9, Zoned D-5

Crossroads Development and Consulting Company, LLC, by Mark Young

Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of two, four-story multi-family buildings (not permitted), containing 47 total units and 32 parking spaces, as follows:

Building "A" (2801),

- a) with a height of 55 feet (maximum 35 feet),

- b) with a four-foot front setback from 28th Street and a zero-foot front setback from Talbott Street (25-foot front setback required),
- c) with a parking lot having a zero-foot east side setback and a four-foot front setback from Talbott Street (25-foot front setback four-foot side setback required), and
- d) with 60% open space (65% open space required).

Building "B" (2802),

- a) with a height of 55 feet (maximum 35 feet),
- b) with a three-foot setback from 28th Street and a zero-foot setback from Delaware Street (minimum 25-foot front setback from 28th Street and 40-foot front setback from Delaware Street required),
- c) with a parking lot having a zero-foot west side setback and a zero-foot front setback from Delaware Street and three-foot north side setback, for a three-foot aggregate side setback (40-foot front setback, four-foot side setback and 10-foot aggregate side setback required), and
- d) with 45% open space (65% open space required).

NEW PETITIONS:

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| 2016-DV2-004 | 4456 Washington Boulevard
Washington Township, Council District 7, Zoned D-4 (W-5)
Michael E. Brannan, by Michael W. Halstead
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a two-story addition to a single-family dwelling, with a four-foot north side setback and a five-foot west side setback, for an aggregate setback of nine feet (minimum five-foot side setback and 13-foot aggregate side setback required). |
| 2016-UV2-007 | 7603 East 96 th Street
Lawrence Township, Council District 3, Zoned C-3
RSJ Investments, by Michael Rabinowitch
Variance of use of the Commercial Zoning Ordinance to provide for an automobile wholesale dealer (not permitted). |
| 2016-UV2-008 | 21 West 16 th Street, 1530 North Illinois Street
Center Township, Council District 11, Zoned C-4 (RC) (W-5)
21 West LLC, by David B. Gibson
Variance of use and development standards of the Commercial Zoning Ordinance to provide for a multi-family development (not permitted), with 56, 8.5-foot wide, 150-square foot parking spaces (minimum 98, nine-foot wide, 180-square foot parking spaces required), without loading spaces (two required), without sidewalks from Illinois Street to the main entrance of the building (sidewalks required), and without the required landscaping along 16 th Street and Illinois Street (landscape buffering and parking lot screening 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 327-5155 at least forty-eight (48) hours prior to the hearing.

Department of Metropolitan Development
Division of Planning
Current Planning Division