

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION TWO
INDIANAPOLIS, MARION COUNTY, INDIANA
MAY 10, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, May 10, 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 PETITIONS:

- 2016-HOV-012 1434 Orange Street
Center Township, Council District 21, Zoned D-5
Flipping Out Investment Properties, LLC, by Louise Marsh
Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a two-foot west side setback and eight-foot aggregate side setback for an existing dwelling (minimum four-foot setback and 10-foot aggregate side setback required) and to provide for the construction of a detached garage, creating 55% open space (65% open space required).
- 2016-UV3-005 7335 East 30th Street
Warren Township, Council District 13, Zoned I-2-S (FF)
MRW Investments, LLC, by David Kingen and Justin Kingen
Variance of use and development standards of the Industrial Zoning Ordinance to provide for the repair and refueling of motor trucks and trailers (not permitted) and to permit outdoor storage to exceed 25% of the gross floor area of the building (not permitted).

CONTINUED PETITIONS:

- 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-UV2-005 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:

2016-DV2-005

1015 East Dudley Avenue

Perry Township, Council District 23, Zoned D-1

Mark and Zack Hartman

Variance of development standards of the Consolidated Zoning / Subdivision Ordinance, to provide for a 1,280 square foot detached garage (any one accessory building or minor residential structure cannot have a foot print larger than the 1,064 square feet of the primary building), with a four-foot east side setback (minimum eight-foot side yard required).

2016-DV2-006

420 North Senate Avenue

Center Township, Council District 11, Zoned CBD-2 (RC)

LCD Acquisitions, LLC, by Thomas H. Engle

Variance of development standards of the Consolidated Zoning / Subdivision Ordinance, to provide for a 140-foot tall, approximately 290,000-square foot mixed-use building, encroaching into Sky Exposure Plane Two of Indiana Avenue, Michigan Street and Senate Avenue (not permitted), and to permit one 12 by 30-foot loading

space (two loading spaces required, with the second one required to be 12 by 55 feet).

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