

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION TWO  
INDIANAPOLIS, MARION COUNTY, INDIANA  
SEPTEMBER 13, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, September 13, 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:**

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|--------------|---|
| 2016-HOV-034 | 5715 Washington Boulevard<br>Washington Township, Council District 2, Zoned D-2<br>Bobby Jennings, by Dawn Galan<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage on the existing foundation, creating an open space of 71% (75% required).           |
| 2016-SE1-001 | 3740 South Lynhurst Drive<br>Decatur Township, Council District 22, Zoned SU-1<br>SBA Communications Corporation, by David McGehee<br>Special Exception of the Wireless Communications Zoning Ordinance to provide for a wireless communications facility, with a 110-foot tall monopole tower, with a five-foot lightning rod. |

**CONTINUED PETITIONS**

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| 2016-DV2-008 | 3015 South Meridian Street<br>Perry Township, Council District 16, Zoned C-4<br>Buck Brothers Properties, LLC<br>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-DV2-013 | 4001 East 10 <sup>th</sup> Street<br>Center Township, Council District 12, Zoned C-4<br>Nicole R. Goeke  |

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a tattoo parlor within 50 feet of a protected district (1,000-foot separation required).

**NEW PETITIONS:**

- 2016-AP2-001 3402 North Schofield Avenue  
Center Township, Council District 9, Zoned D-5 (W-5)  
Jesus Inside Prison Ministry, Inc., by Russell L. Brown  
Waiver of the refiling rule, subsequent to the denial of 2015-UV2-037, on February 9, 2016, to permit the filing of a rezoning petition, prior to the expiration of the one-year waiting period.
- 2016-DV2-015 3140 West 50<sup>th</sup> Street  
Washington Township, Council District 8, Zoned D-2  
David Hankins  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition, to a detached garage, with a 5.5-foot east side setback (seven-foot setback required), for the proposed 1,201-square foot accessory structure (accessory structure cannot be larger than the primary dwelling).
- 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).
- 2016-DV2-017 114 North Oriental Street  
Center Township, Council District 17, Zoned D-8  
Carlos Galan, by Dawn Galan  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an attached garage, with a 1.5-foot side yard and half-foot rear yard, with 1.5 and 4.5 feet between buildings and with an open space of 30% (minimum four-foot side yards, 15-foot rear yard, 10 feet between primary buildings and 55% open space required).
- 2016-DV2-018 10142 East Edgewood Avenue  
Franklin Township, Council District 25, Zoned D-A  
Kimberly R. Taylor, by Josh Monteith  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two lots, with 133 and 197 feet of lot width (250 feet of lot width required), and to provide for primary and accessory buildings, with 15-foot side setbacks (30-foot side setbacks required).
- 2016-DV2-019 949 Lexington Avenue  
Center Township, Council District 16, Zoned D-8

Kurt and Julia Phillips, by Charles Freeman  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 36.5-foot tall (35-foot height required) single-family dwelling, with a one-foot west side setback for an attached deck, with four feet between primary dwellings (four-foot side setback and 10 feet between primary buildings required), with a five-foot front setback (18-foot front setback or average front setback required, whichever is less), and with 50% open space (55% open space required).

2016-UV2-013

1400 East Hanna Avenue  
Perry Township, Council District 16, 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), along an interior private street.

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