

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION THREE  
INDIANAPOLIS - MARION COUNTY, INDIANA  
January 19, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, January 19, 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

**INDECISIVE PETITION:**

2015-UV2-031      4101 North Ritter Avenue  
Lawrence Township, Council District 11, Zoned D-5  
Carla V. Cork  
Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for a neighborhood medical office (not permitted) and to widen the existing driveway for customer parking (not permitted).

**CONTINUED PETITIONS:**

2015-DV3-055      6320 Intech Way and 6460 Intech Boulevard  
Pike Township, Council District 1, Zoned 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-UV3-027      2801 North Post Road  
Warren Township, Council District 18, Zoned D-4  
Nanak Holdings Inc., by Eric Harvey and Pat Rooney  
Variance of use of the Dwelling Districts Zoning Ordinance to provide for a gasoline station / convenience store, per plans filed.

**NEW PETITIONS:**

2015-DV3-056      1 East 36<sup>th</sup> Street  
Center Township, Council District 9, Zoned D-9  
TWG Meridian Apartments, LP, by David Gilman  
Variance of development standards of the Sign Regulations to provide for a four-foot tall, 18-square foot freestanding sign, with a five-foot front setback from Meridian Street, and to provide for two fence signs on the gated

- driveway entrance on Meridian Street (15-foot setback required, no more than two signs per entrance).
- 2015-DV3-057 3758 and 3768 West Morris Street  
Wayne Township, Council District 19, Zoned C-7 and C-4  
Luett Associates (James Graham), by Eric Carter  
Variance of development standards of the Sign Regulations and Commercial Zoning Ordinance to provide for a 100-foot tall, 627-square foot freestanding sign (maximum 40-foot tall sign permitted; grade differentiation must be 10 feet for a tall sign, tall sign height cannot exceed 80 feet, tall sign cannot exceed maximum sign area (267-square feet permitted), tall sign cannot be within 600 feet of a protected district, no other freestanding sign is permitted with a tall sign), to provide for a 3.5-foot tall Vehicle Entry Point Sign (maximum 2.5-foot height permitted), to provide for a trash container in front of the established building line of Interstate 70 (not permitted), and with the trash container and other accessory uses within 20 feet of the Interstate right-of-way (20-foot setback required).
- 2015-DV3-058 1102 and 1108 Fletcher Avenue  
Center Township, Council District 16, Zoned 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, encroaching into the right-of-way of Fletcher Avenue (structures and uses not permitted within the right-of-way).
- 2015-DV3-059 512 East 57<sup>th</sup> Street  
Washington Township, Council District 3, Zoned D-3  
Estridge Homes, by Bryan Stumpf  
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the reconfiguration of three lots, with one lot having access via an access easement from the north-south alley to the east (direct access to a public street required), with two lots having 8,400 square feet of lot area (10,000 square feet required), with two lots having an minimum open space of 45 percent (70 percent required), with two lots having aggregate side yards of 12 feet (16-foot aggregate required), and with three lots having minimum front setbacks of twenty feet (25 feet required).
- 2015-DV3-060 2229 North Talbot Street  
Center Township, Council District 15, Zoned D-8 (W-5)  
Bryce Bernard  
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 4.5-foot tall fence in the front yard of Talbott Street (maximum 42-inch tall fence permitted in the front yard).
- 2015-DV3-061 6820 Township Line Road  
Pike Township, Council District 2, Zoned C-4  
Cellest Towers, LLC, by Matthew M. Price  
Variance of development standards of the Wireless Communications Zoning Ordinance to provide for a wireless communications facility, with a 90-foot tall

- monopole tower, with a five-foot lighting rod (maximum 70-foot tall tower permitted).
- 2015-DV3-062 1201 and 1205 Cottage Avenue  
Center Township, Council District 16, Zoned D-5  
Nick T. Burrow  
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of two dwellings, with one dwelling (1201) having a 10-foot front yard, a one-foot west front yard and 41% open space, and with one dwelling (1205) having a 10-foot front yard, a two-foot east side yard and six-foot aggregate side yard, a 10-foot rear yard and 39% open space (25-foot front yard, four-foot side and 10-foot aggregate side yard, 20-foot rear yard and 65% open space required).
- 2015-UV3-032 5601 East 56<sup>th</sup> Street  
Lawrence Township, Council District 11, Zoned D-S  
Tarbert Properties, LP, by Roger A. Kilmer  
Variance of use of the Special Districts Zoning Ordinance to provide for a private storage facility (not permitted).
- 2015-UV3-033 6152 North College Avenue  
Washington Township, Council District 3, Zoned D-4  
Thomas Searles  
Variance of use of the Dwelling Districts Zoning Ordinance to provide for an office (not permitted).
- 2015-UV3-034 8711 Southeastern Avenue  
Franklin Township, Council District 25, Zoned C-4  
Flag Properties, LLC, by David A. Retherford  
Variance of use of the Commercial Zoning Ordinance to legally establish and provide for primary and accessory single-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 327-5155 at least forty-eight (48) hours prior to the hearing.

Department of Metropolitan Development  
Division of Planning  
Current Planning Division