

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION THREE
INDIANAPOLIS - MARION COUNTY, INDIANA
October 18, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, October 18, 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 PETITION:

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).

CONTINUED PETITIONS:

2016-DV3-022 465 East 82nd Street
Washington Township, Council District 2, Zoned D-2
Kyle Hughes, by Jacob Cox
Variance of development standards of the Consolidated Zoning and
Subdivision Ordinance to provide for a garage in front of the established
building line of the primary dwelling, without direct access to a public street
(detached structures not permitted in front of the established building line of
the primary dwelling, direct access to an improved public street required), and
to permit 44-foot wide parking areas, with 16-foot front setbacks (maximum 30-
foot wide parking areas permitted, 25-foot front setbacks required).

2016-UV3-012 1521 North Meridian Street
(Amended) Center Township, Council District 11, Zoned C-4 (W-5) (RC)
Jones Property Group, LLC, by Samantha R. Hargitt
Variance of use and development standards of the Consolidated Zoning and
Subdivision Ordinance, to provide for the construction of a
a. parking lot with 59 spaces (parking lots not permitted along Meridian
Street), with,
b. a five-foot front setback (minimum eight-foot setback required),

- c. without street trees (one street tree per 100 feet of linear frontage required),
- d. parking space size of 162 square feet (minimum 180 square feet required)
- e. two handicap-accessible spaces (minimum three handicap-accessible spaces required), with
- f. handicap-accessible spaces being 18 feet in length (minimum 20 feet length required).

2016-UV3-013 7408 Madison Avenue
 Perry Township, Council District 24, Zoned C-3
 Brooks Investment Company Inc., by Joseph D. Calderon
 Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for automobile, motorcycle and light vehicle service/repair (not permitted).

NEW PETITIONS:

2016-DV3-024 3636 Woodview Trace
 Pike Township, Council District 1, Zoned MU-1
 Kiwanis International, by Kiwanis International
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wall sign of 28% of the front façade (maximum 20% permitted).

2016-DV3-025 1725 Lambert Street
 Center Township, Council District 16, Zoned D-5
 Jose Cardona
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 7.85-foot tall fence (maximum six-foot tall fence permitted).

2016-DV3-026 7501 North Pennsylvania Street
 Town of Meridian Hills, Washington Township, Council District 2, Zoned D-1
 Rashid and Sneeda Khairi, by Brian J. Tuohy
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling, with an 80-foot setback from North Pennsylvania Street and a 28-foot setback from 75th Street (average setback of existing buildings required).

2016-DV3-027 325 Sanders Street
 Center Township, Council District 16, Zoned D-5
 Del Asset Holding, LLC, by Brian Smith
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling, with six feet between primary buildings (10 feet required), and with a 12-foot front setback (18-foot setback required).

2016-DV3-028 5355 North Park Avenue
 Washington Township, Council District 7, Zoned D-4 (W-5)
 Julia L. Tucker, by Patrick C. Badell

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 7.75-foot tall fence and deck in the side and rear yards, with the deck having zero-foot side and rear setbacks (maximum 6-foot fence permitted, minimum 5-foot side setback, 13-foot aggregate side setback, and 5-foot rear setback required), with 56% open space (65% open space required), and with the fence and deck being within the lot's clear sight triangles (not permitted).

2016-DV3-029

3957 Jekyll Court

Perry Township, Council District 24, Zoned D-3

Stephen K. McKinney

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 64-square foot mini-barn, within a 10-foot wide drainage and utility easement (not permitted), and with zero-foot side setbacks (four-foot side setbacks required).

2016-UV3-014

805 South Kitley Avenue

Warren Township, Council District 18, Zoned I-4

Performing Properties, LLC, by David A. Retherford

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for up to two dwelling units (not permitted) on the second floor of the existing building, including residential accessory uses and structures (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