

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION THREE
INDIANAPOLIS - MARION COUNTY, INDIANA
November 22, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, November 22, 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

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 78-foot wide parking area, with 16-foot front setbacks (maximum 30-foot wide parking areas permitted, 25-foot front setbacks required).
- 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-DV3-028
(Amended) 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 deck with zero-foot side and rear setbacks (minimum 4-foot 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-UV3-012
(Amended) 1521 North Meridian Street
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).

NEW PETITIONS:

- 2016-AP3-002 7410 and 7424 East Washington Street
Warren Township, Council District 19, Zoned C-3
Mike's #7, LLC, by Timothy E. Ochs
Waiver of the Refiling Rule related to 2015-UV3-031, to permit the refiling of a
variance of use petition, prior to the expiration of the one-year waiting period.
- 2016-DV3-030 1502-1510 South New Jersey Street
Center Township, Council District 16, Zoned D-5
Compendium Group, LLC and Redsail LLC, by Paul J. Lambie and Nancy A.
Long
Variance of development standards of the Consolidated Zoning and
Subdivision Ordinance to reconfigure three existing lots into four 30-foot wide
lots, with eight feet, internally, and four feet, externally, between primary
buildings (50-foot lot width and ten feet between buildings required).
- 2016-DV3-031 8301 (8232 Country Village Drive) Rockville Road
Wayne Township, Council District 15, Zoned C-4
Kozmou, LLC, by Paul Maurer
Variance of development standards of the Consolidated Zoning and
Subdivision Ordinance to provide for a restaurant, with 75 parking spaces
(maximum 43 parking spaces permitted), and to provide for a transparencies
of 15% and nine percent on the two building facades, with public entrances
(40% transparency required).
- 2016-DV3-032 1321 Laurel Street
Center Township, Council District 21, Zoned D-5
Kimberly Wasielewski, by Trevor Simmerman
Variance of development standards of the Consolidated Zoning and
Subdivision Ordinance, to provide for a secondary dwelling unit, with a zero-
foot front setback and a three-foot rear setback (18-foot front setback and
five-foot rear setback required), with 37% open space (60% open space

required), to provide for an 48-inch tall fence in the front yard and eight-foot tall fence in the front, side and rear yards (maximum 42-inch fence permitted in the front yard, maximum six-foot tall fence permitted in the side and rear yards), and to legally establish a dwelling, with zero-foot front, side and rear yards (18-foot front setback, three-foot side yards and 20-foot rear yard 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 317-327-5155 at least forty-eight (48) hours prior to the hearing.

Department of Metropolitan Development
Division of Planning
Current Planning Division