

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION THREE
INDIANAPOLIS - MARION COUNTY, INDIANA
FEBRUARY 16, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, February 16, 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 PETITIONS:

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| 2015-DV3-060 | 2229 North Talbott 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 Collect 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-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). |

TRANSFERRED PETITION:

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| 2015-UV1-040 | 5456 West 34 th Street Wayne Township, Council District 7, Zoned C-3 PNG Group, LLC, by David Kingen and Justin Kingen Variance of use of the Commercial Zoning Ordinance to provide for an automobile sales facility (not permitted). |
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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-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-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.
- 2015-UV3-032 5601 East 56th 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).

NEW PETITIONS:

- 2016-MO3-001 5713 Central Avenue
Washington Township, Council District 2, Zoned D-3
Larue, LLC, by Jacob R. Cox
Modification of Commitments to modify Commitments Two and Three of 2014-DV3-045 to reduce the north side setback to six feet (seven feet required) and to reduce the separation between the dwelling on this site and the dwelling to the north (5717 Central Avenue) to 11.5 feet (12 feet required).

- 2016-DV3-001 5111 West 62nd Street
Pike Township, Council District 8, Zoned SU-1
Mt. Pleasant Missionary Baptist Church, by Judie Hawley Conley
Variance of development standards of the Sign Regulations to provide for a 7.33-foot tall, 30-square foot freestanding sign, within approximately 65 feet of the nearest protected district, with a 17.5-square foot electronic variable message sign (EVMS), being 59% of the total sign size (maximum four-foot tall freestanding signs permitted within 600 feet of a protected district, EVMS not permitted, EVMS cannot be more than 40% of total sign area), and encroaching five feet into the 70-foot half right-of-way of 62nd Street (minimum 15-foot setback required, signs not permitted within the right-of-way).
- 2016-DV3-002 4626 Carson Avenue
Perry Township, Council District 24, Zoned D-2 (FW) (FF)
Dean Roberts, II
Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a 1,920-square foot pole barn, creating an accessory building area of 2,040 square feet, or 107.5% of the main floor area of the primary dwelling (maximum 75% permitted).
- 2016-DV3-003 3535 Kentucky Avenue
Decatur Township, Council District 22, Zoned C-4
Speedway, LLC, by Eric Carter
Variance of development standards of the Sign Regulations to provide for two canopy signs, equaling 42.2% of the canopy facade (maximum 25% permitted).
- 2016-DV3-004 201 East Washington Street
Center Township, Council District 16, Zoned CBD-2 (RC)
Indianapolis Public Transportation Corporation, by Howard L. Stevenson
Variance of development standards of the Sign Regulations and Regional Center Zoning Ordinance to provide for a four-foot tall, 33-square foot freestanding sign (not permitted), encroaching approximately 19 feet into the right-of-way of East Washington Street (not permitted).
- 2016-DV3-005 135 and 201 South College Avenue
Center Township, Council District 16, Zoned I-4-U (RC)
Herman and Kittles Properties, Inc., by Joseph D. Calderon
Variance of development standards of the Industrial Zoning Ordinance to legally establish an accessory parking lot within the required front yard of College Avenue (35 feet from the centerline), Georgia Street and Concordia Street (100-foot setback from centerline of College Avenue required, 20-foot front setback required), with the parking lot, a chain link fence and gate within the right-of-way of Georgia Street, with the parking lot having a three-foot north side setback (20-foot side setback required), and to provide for trash container within the established front yard, front yard and right-of-way of Concordia Street (not permitted).
- 2016-UV3-001 1240 and 1255 East Perry Street
Perry Township, Council District 16, Zoned D-5

One Body Ministries, Inc., by Maria Rusomaroff
Variance of use of the Dwelling Districts Zoning Ordinance to provide for and legally establish the expansion of a youth ministry (approved at 3132 Carson Avenue by 2009-UV3-022), to provide for a food, clothing and goods pantry, medical services, counseling services, food service, social gatherings and other services (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