

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION THREE
INDIANAPOLIS - MARION COUNTY, INDIANA
MARCH 15, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, March 15, 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:

- 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).
- 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.

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-DV3-058 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).
- 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).

NEW PETITIONS:

2016-DV3-006

11210 East 10th Street

Warren Township, Council District 19, Zoned D-S

David and Marchelle Featherston

Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an approximately 21-foot tall (maximum height of 20 feet permitted), 1,920-square foot pole barn, creating an accessory building area of 2,460 square feet or 181% of the main floor area of the primary dwelling and an accessory use area of 204% of the total floor area of the primary dwelling (maximum accessory building area of 75% of the main floor area and accessory use area of 99.9% of the total floor area of the primary dwelling permitted).

2016-DV3-007

4565 Broadway Street

Washington Township, Council District 7, Zoned D-2 (W-5)

Mark Haddad

Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a six-foot tall fence in the front yard of 46th Street (maximum 3.5-foot tall fence permitted).

2016-DV3-008

237 Dickson Street

Center Township, Council District 17, Zoned D-8 (FF)

Susan Hoffman

Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 45-foot tall dwelling (maximum 35 feet permitted), with a 12-foot front building setback and zero-foot front accessory use (porch, retaining wall, stoop, roof, etc.) setback (25-foot front setback required), a two-foot side and six-foot aggregate side yard setback (four-foot minimum

- side and 10-foot aggregate side yard required), and a 10-foot rear setback (15-foot rear required), and an open space of 27% (minimum 55% required).
- 2016-DV3-009 445 East Stop 11 Road
Perry Township, Council District 23, Zoned SU-1
Resurrection Lutheran Church, by Deborah K. Reed
Variance of development standards of the Sign Regulations to provide for a 17.46-square foot electronic variable message sign (not permitted), being 74.7% of the total sign area of a 5.833-foot tall, 23.4-square foot pylon sign within 45 feet of the nearest protected district (maximum 40% of sign area permitted, maximum four-foot tall ground sign permitted within 300 feet of a protected district), and with a five-foot front setback (15-foot front setback required).
- 2016-DV3-010 6807 East 82nd Street
Lawrence Township, Council District 3, Zoned C-4
The National Bank of Indianapolis, by Kevin G. Buchheit
Variance of development standards of the Sign Regulations to provide for a four-foot tall ground sign within 183 feet of an existing integrated center sign (300 feet of separation required).
- 2016-UV3-002 1505 Massachusetts Avenue
Center Township, Council District 17, Zoned C-ID (FF)
Foundation Against Companion-Animal Euthanasia, by Jim Lingenfelter
Variance of use of the Commercial Zoning Ordinance to provide for the expansion of a veterinary clinic, with accessory animal boarding facilities, with a two-story addition (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