

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

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

TRANSFERRED PETITION:

- 2016-UV1-005 1351 South Talbott Street
Center Township, Council District 16, Zoned I-4U
James Brightwell, by David Kingen and Justin Kingen
Variance of use and development standards of the Industrial Zoning Ordinance to provide for an off-site parking lot (not permitted) for a C-3 use, with the parking lot having six-foot west and south front transitional setbacks and a zero-foot side yard (50-foot front transitional yards and 20-foot side yard required).

CONTINUED 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-DV3-010

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).

NEW PETITIONS:

2016-AP3-001

7405 Westfield Boulevard

Washington Township, Council District 2, Zoned D-4 (FF)

7405 Westfield, LLC, by David Kingen and Justin Kingen

Waiver of the refiling rule to permit the refiling of a variance of use and development standards petition, for offices, with storage and warehouse uses, subsequent to the denial of 2015-UV3-020 on September 15, 2015, for a veterinarian hospital.

2016-SE3-001

528 East 56th Street

- Washington Township, Council District 2, Zoned D-3
Andrew Nill and Catherine Kurowski, by David Kingen and Justin Kingen
Special Exception of the Dwelling Districts Zoning Ordinance to provide for religious uses related to an existing religious use at 5610 Broadway Street.
- 2016-DV3-011 5136 North Park Avenue
Washington Township, Council District 9, Zoned D-4 (W-5)
Devonne A. Elkins
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a detached garage, with a two-foot south side setback, and to legally establish a single-family dwelling, with a two-foot north side setback, creating a four-foot aggregate side setback (minimum five-foot side setback and 13-foot aggregate side setback required).
- 2016-DV3-012 2112 and 2126 East 54th Street
Washington Township, Council District 9, Zoned C-3 (W-5)
Uptown PUP, LLC, by Joseph D. Calderon
Variance of development standards of the Commercial Zoning Ordinance to provide for an outdoor play area (not permitted) for a dog day care, grooming and boarding facility.
- 2016-UV3-003 2201 Yandes Street
Center Township, Council District 17, Zoned I-2-U
Linda Brahami, by David E. Dearing
Variance of use of the Industrial Zoning Ordinance to provide for an automobile repair and sales facility (not permitted).
- 2016-UV3-004 8073 Castleton Road
Lawrence Township, Council District 3, Zoned C-4
Jim Sapp
Variance of use of the Commercial Zoning Ordinance to provide for a retail and wholesale automobile sales facility (not permitted).
- 2016-UV3-005 7335 East 30th Street
Warren Township, Council District 13, Zoned I-2-S (FF)
MRW Investments, LLC, by David Kingen and Justin Kingen
Variance of use and development standards of the Industrial Zoning Ordinance to provide for the repair and refueling of motor trucks and trailers (not permitted) and to permit outdoor storage to exceed 25% of the gross floor area of the building (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