

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION THREE  
INDIANAPOLIS - MARION COUNTY, INDIANA  
MAY 17, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, May 17, 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 PETITION:**

2016-DV3-010      6807 East 82<sup>nd</sup> 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).

**CONTINUED PETITIONS:**

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).

**NEW PETITIONS:**

2016-SE3-002      2112 and 2135 South Pennsylvania Street and 69 Regent Street  
Center Township, Council District 16, Zoned D-5  
Grace Baptist Church of Indianapolis, by Pastor Walt Willett  
Special Exception of the Consolidated Zoning / Subdivision Ordinance, to provide for religious uses.

2016-DV3-013      3420 Gravelie Drive  
Perry Township, Council District 24, Zoned D-3  
Tim Cheatham

- 2016-DV3-014 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a 2,208-square foot (including a 480-square foot porch) pole barn (any one accessory building or minor residential structure cannot have a footprint larger than the primary building).  
4736 Washington Boulevard  
Washington Township, Council District 7, Zoned D-4 (W-5)  
Vincent J. Wong and Lori N. Wong, by Nancy A. Long and Paul J. Lambie
- 2016-UV3-006 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a 27.5-foot tall detached garage (maximum 24-foot tall garage permitted), with a 1.67-foot south side setback and an exterior staircase with a 1.5-foot west rear setback (minimum five-foot side and rear setback required).  
7405 Westfield Boulevard  
Washington Township, Council District 2, Zoned D-4 (FF)  
7405 Westfield, LLC, by David Kingen and Justin Kingen  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for office and warehouse uses, with the outdoor overnight parking of trucks and trailers,  
a) with a parking area zero feet from the existing right-of-way of Westfield Boulevard (30-foot setback from existing right-of-way required),  
b) with a zero-foot north side yard (four-foot side yards required),  
c) with parking spaces, loading spaces and maneuvering within the front yard and right-of-way of 74<sup>th</sup> Street (20-foot setback required),  
d) to provide for three wall signs, 64-square feet or less (maximum three percent permitted), and  
e) a trash container and enclosure in the front yard of 74<sup>th</sup> Street (20-foot setback 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 327-5155 at least forty-eight (48) hours prior to the hearing.

Department of Metropolitan Development  
Division of Planning  
Current Planning Division