

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

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

TRANSFERRED PETITIONS:

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| 2016-SE1-002 | 2800 Bluff Road
Center Township, Council District 16, Zoned I-4 (FF)
Contrac, LLC, by Brian E. Moench
Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the temporary storage, processing and sale of limestone, being mined for the Deep Tunnel Project. |
| 2016-DV1-018
(Amended) | 730 East Washington Street (752 East Market Street – building address)
Center Township, Council District 17, Zoned SU-8 (RC)
Indianapolis Marion County Building Authority, by David Kuehnen
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a mechanical lift and stairway, encroaching approximately 10 feet into the right-of-way of Market Street (not permitted), and a variance of use to provide for social services for the homeless (not permitted). |

NEW PETITIONS:

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| 2016-DV3-017 | 1413, 1415 and 1417 East 11 th Street
Center Township, Council District 17, Zoned D-8
Compendium Group, LLC, by Nancy A. Long and Paul J. Lambie
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for single-family lots with 25 feet of street frontage and lot width (30 feet required), single-family dwellings with four-foot west side setbacks and a zero-foot west side setback for the attached porch, and three-foot east side setbacks (four-foot side setbacks required), seven-foot separation between primary buildings, with a three-foot separation between the attached porch and the primary building, (10 feet required), with 12-foot front setbacks (18-foot front setback required) and with detached garages, with a 2.5-foot setback (four-foot setback required), and to provide |
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- for buildings within the clear-sight triangles of 11th Street and the abutting north-south and east-west alleys (not permitted).
- 2016-DV3-018 1524 Thomas Woods Trail
Washington Township, Council District 7, Zoned D-2
Stephen L. Brady and Nancy I. Colone, by Connie Zeigler
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to legally establish an attached carport, with a five-foot rear setback, encroaching five feet into a 10-foot wide utility easement (25-foot rear setback required, structures not permitted in access easements).
- 2016-DV3-019 4751 Kentucky Avenue
Decatur Township, Council District 22, Zoned C-4
Butch Baur
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a 1,875-square foot restaurant, with 34 parking spaces (maximum 18 parking spaces permitted).
- 2016-UV3-009 9256 Fall Creek Road
Lawrence Township, Council District 4, Zoned D-S / D-1 (W-1)
Whitney Fischer, by Brian J. Tuohy
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 26.75-foot tall (maximum 24-foot height permitted) detached garage, containing a second floor dwelling unit (not permitted), with an eight-foot side setback, creating a 16-foot side (D-1) setback (minimum 22-foot aggregate side setback required), and also being in front of the established front building line of the primary dwelling (not permitted).
- 2016-UV3-010 1516 Linden Street
Center Township, Council District 21, Zoned D-5
Latitude Community Investment, by Mark and Kim Crouch
Variance of use of the Consolidated Zoning and Subdivision Ordinance, to provide for the construction of a 24-foot tall, detached garage, with a second floor dwelling (three dwellings not permitted), on a lot with an existing two-family dwelling.
- 2016-UV3-012 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 parking lot (not permitted), with a five-foot front setback, without street trees (10-foot front setback required, one street tree per 100 feet of linear frontage 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