

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION THREE
INDIANAPOLIS - MARION COUNTY, INDIANA
SEPTEMBER 20, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, September 20, 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 PETITION:

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.

CONTINUED PETITIONS:

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-UV3-010 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

(Amended)

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

- a. parking lot with 59 spaces (parking lots not permitted along Meridian Street), with,
- b. a five-foot front setback (minimum eight-foot setback required),
- c. without street trees (one street tree per 100 feet of linear frontage required),
- d. parking space size of 162 square feet (minimum 180 square feet required)
- e. two handicap-accessible spaces (minimum three handicap-accessible spaces required), with
- f. handicap-accessible spaces being 18 feet in length (minimum 20 feet length required).

NEW PETITIONS:

- 2016-DV3-020 10140 East Troy Avenue
Warren Township, Council District 19, Zoned D-A
David C. Lucas
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the subdivision of 6.42 acres into two lots, with 225 feet of street frontage and lot width (250 feet of lot width required), and to legally establish the side setbacks of the existing accessory structures, including an approximate 15-foot setback along the proposed interior lot line (minimum 30-foot side setbacks required).
- 2016-DV3-021 8909 Ginnylock Drive
Lawrence Township, Council District 4, Zoned D-2
Lantz E. Snider and Lorraine B. Snider
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an attached garage, with a 3.5-foot side setback and to legally establish a shed, with a two-foot side setback, creating a 5.5-foot aggregate side yard (minimum seven-foot setback and 12-foot aggregate side setback required).
- 2016-DV3-022 465 East 82nd Street
Washington Township, Council District 2, Zoned D-2
Kyle Hughes, by Jacob Cox
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a garage in front of the established building line of the primary dwelling, without direct access to a public street (detached structures not permitted in front of the established building line of the primary dwelling, direct access to an improved public street required), and to permit 44-foot wide parking areas, with 16-foot setbacks (maximum 30-foot wide parking areas permitted, 25-foot front setbacks required).
- 2016-DV3-023 7825 East 89th Street

Lawrence Township, Council District 4, Zoned I-2
AB 89th Street RE, LLC, by David Kingen and Justin Kingen
Variance of development standards of the Consolidated Zoning and
Subdivision Ordinance to provide for a building addition, with 20-foot side
setbacks (30-foot side setbacks required).

2016-UV3-013

7408 Madison Avenue
Perry Township, Council District 24, Zoned C-3
Brooks Investment Company Inc., by Joseph D. Calderon
Variance of use of the Consolidated Zoning and Subdivision Ordinance to
provide for automobile, motorcycle and light vehicle service/repair (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 317-327-5155 at least forty-eight (48) hours prior to the hearing.

Department of Metropolitan Development
Division of Planning
Current Planning Division