

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION ONE
INDIANAPOLIS - MARION COUNTY, INDIANA
JANUARY 5, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, January 5, 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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| 2015-SE2-003 | 3820 Madison Avenue Perry Township, Council District 23, Zoned C-4 Indianapolis Treatment Center, LLC, by Thomas H. Engle Special Exception of the Commercial Zoning Ordinance to provide for a substance abuse treatment center (not permitted). |
| 2015-UV2-036 | 7391 Westfield Boulevard Washington Township, Council District 3, Zoned D-4 (FF) Lorie A. Brown, by Russell L. Brown Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for a law office (not permitted), and to legally establish a six-foot tall fence in the front yard of 74 th Street (maximum 42-inch fence permitted), being in the right-of-way of 74 th Street and the abutting north-south alley (not permitted within the right-of-way), and to legally establish a shed in the right-of-way of the north-south alley (not permitted). |

CONTINUED PETITIONS:

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| 2015-DV1-059 | 9702 East 30 th Street Warren Township, Council District 18, Zoned I-3-S Quality Companies, LLC, by Chris Hinkle Variance of development standards of the Industrial Zoning Ordinance to provide for the expansion of a parking lot, with an approximate 55-foot transitional setback from the centerline of 30 th Street (16 feet from the front property line), and encroaching five feet into the proposed 60-foot half right-of-way (minimum 50-foot transitional setback, with Type "C" landscaping, from the proposed 60-foot half right-of-way required). |
| 2015-DV1-062 | 3777 West 69 th Street Pike Township, Council District 1, Zoned D-S |

Silvia Sandoval and Glenda Burtrum, by Daniel Sebastien
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 23-foot tall (accessory structure cannot be taller than primary dwelling), 1,152-square foot detached garage, with an approximate seven-foot west side setback, and to legally establish a 658-square foot freestanding shed, with a 4.5-foot east side setback (minimum 15-foot side and 35-foot aggregate side yard required), creating an accessory building area (ABA) of 1,810 square feet or 156% of the main floor area of the primary dwelling and an accessory use area (AUA) of 2,496 square feet or 215% of the total floor area of the primary dwelling (maximum ABA of 75% of the main floor area and maximum AUA of 99.9% of the total floor area permitted).

NEW PETITIONS:

- 2015-DV1-064 235 West 84th Street
Washington Township, Council District 3, Zoned D-1
Larry Boyle
Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a single-family dwelling, with a seven-foot west side setback, to provide for an attached garage and 2nd floor addition (kitchen, bath and bedroom), with a 58-foot front setback, and to legally establish a tennis court, with a six-foot east side setback and a 16-foot front setback (minimum eight-foot side setback and 22-foot aggregate side setback and approximately 90-foot front average setback), and to legally establish accessory use area of approximately 324% of the total floor area of the primary dwelling or 9,650 square feet (maximum 99.9% of the main floor area or 2,979 square feet permitted).
- 2015-DV1-065 6649 Payne Road
Franklin Township, Council District 25, Zoned D-A
Randall and Christina Chaffin
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 1,350-square foot, 15.7-foot tall (not permitted to be taller than the dwelling) pole barn, creating an accessory use area of 3,099 square feet or 274% of the total floor area of the primary dwelling (minimum 99.9% of the total floor area or 1,332 square feet permitted), and to legally establish a shed with a six-foot east side setback (15-foot side setback required).
- 2015-DV1-066 203 West Morris Street
Center Township, Council District 19, Zoned I-1U
Omnisite Real Estate Holdings, LLC, by Nancy A. Long and Paul J. Lambie
Variance of development standards of the Industrial Zoning Ordinance to provide for a parking lot 20 feet (50 feet from the centerline) from the proposed right-of-way line (minimum 100-foot setback from the

- centerline or 30 feet from the proposed right-of-way line required, whichever is greater).
- 2015-DV1-067 2656 Shirley Drive
Wayne Township, Council District 14, Zoned D-5
Roman Moreno
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a room addition to an existing dwelling and detached garage, with a three-foot north side setback and an eight-foot rear setback (minimum four-foot side setback and 20-foot rear setback required).
- 2015-DV1-068 441 East 10th Street
Center Township, Council District 9, Zoned CBD-2 (RC)
The City of Indianapolis, by David and Justin Kingen
Variance of development standards of the Sign Regulations to provide for a lower-level, 354-square foot building sign on the north elevation of the existing building (permitted on facades that face a street only).
- 2015-DV1-069 8858 Jackson Street
Wayne Township, Council District 13, Zoned D-3
Mark Berube, by Cindy Thrasher
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 1,200-square foot detached garage, creating an accessory building area of 1,480 square feet or 142% of the main floor area of the primary dwelling and 3,282 square feet of accessory use area or 155% of the total floor area of the primary dwelling (maximum accessory building area of 75% of the main floor area of the primary dwelling and accessory use area of 99.9% of the total floor area of the primary dwelling permitted), and to legally establish an existing five-foot east side yard and five-foot west side yard, per plans filed (minimum six-foot side setback and sixteen-foot aggregate side setback required).
- 2015-DV1-070 1511 English Avenue
Center Township, Council District 16, Zoned D-5
Carl Denman, by Cindy Thrasher
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 252-square foot carport, with a one-foot east side setback and to legally establish a single-family dwelling, with a one-foot east side setback and a shed, with a two-foot south side setback (minimum four-foot side setback and five-foot rear setback required), and to provide for 56% open space (65% open space required).
- 2015-DV1-071 1053 St. Patrick Street
Center Township, Council District 19, Zoned C-4
William Lee Constantine
Variance of development standards of the Commercial Zoning Ordinance to legally establish an office building, with a deck, ramp and

patio having zero-foot front setbacks from Prospect Street (25 feet from the centerline) and St. Patrick Street (70-foot setback from the centerline of Prospect Street and 20-foot front transitional setback required), and with zero on-site parking spaces (three parking spaces required).

2015-UV1-040

5456 West 34th Street

Wayne Township, Council District 7, Zoned C-3

PNG Group, LLC, by David Kingen and Justin Kingen

Variance of use of the Commercial Zoning Ordinance to provide for an automobile sales facility (not permitted).

2015-UV1-041

370 South Franklin Road

Warren Township, Council District 21, Zoned D-A

JAW Enterprises, LLC and M & K Warehouse Services, LLC, by Nancy A. Long and Paul J. Lambie

Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 5,000-square foot maintenance storage building (not permitted) for an adjacent boat sales business, with a 15-foot south side setback (minimum 30-foot side setback permitted), with paved off-street parking and gravel storage areas (not permitted), per plans filed.

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 1821 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