

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION ONE
INDIANAPOLIS - MARION COUNTY, INDIANA
FEBRUARY 2, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, February 2, 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:

2015-UV2-036B 7391 Westfield Boulevard
Washington Township, Council District 3, Zoned D-4 (FF)
Lorie A. Brown, by Russell L. Brown
Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a six-foot tall fence in the front yard of 74th Street (maximum 42-inch fence permitted), being in the right-of-way of 74th 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:

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-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.

NEW PETITIONS:

- 2015-DV1-072 528 Shingle Oak Court
Wayne Township, Council District 15, Zoned D-5
Janice Gluth, by John Hurst
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a sunroom addition, with an eleven-foot setback, encroaching nine feet into a 20-foot wide drainage and utility and sewer easement (20-foot setback permitted, structures not permitted within utility easements).
- 2015-DV1-073 25 East 54th Street
Washington Township, Council District 7, Zoned D-2 (MSPC)
Richard Ringlespaugh, by Stephanie Strelow
Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish accessory use area of approximately 2,550 square feet or 110% of the total floor area of the primary dwelling (maximum 99.9% of the total floor area permitted), and to legally establish a single-family dwelling, with a five-foot west side setback and a 15-foot aggregate side setback, with patios having zero-foot west side setbacks, with a garage having a four-foot east side setback, and a patio with a zero-foot east side setback and zero-foot south rear setback, and a driveway, with a zero-foot east side setback (seven-foot side setback, 15-foot aggregate side setback and four-foot patio side and rear setbacks required).
- 2015-UV1-042 1802 East 38th Street
Washington Township, Council District 9, Zoned C-4 (W-1)
Anthony Neal Jr.
Variance of use of the Commercial Zoning Ordinance to provide for used automobile sales (not permitted).
- 2015-UV1-043 3202 East 10th Street
Center Township, Council District 17, Zoned C-3
Jack A. Kessler, by Fabricio Perez
Variance of use of the Commercial Zoning Ordinance to provide for an automobile repair business (not permitted).
- 2015-UV1-044 1201 East Maryland Street
Center Township, Council District 17, Zoned I-4-U
Society of St. Vincent DePaul, by Derry C. Condon

Variance of use of the Industrial Zoning Ordinance to provide for a retail sales outlet (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 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