

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION TWO
INDIANAPOLIS, MARION COUNTY, INDIANA
JANUARY 12, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, January 12, 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:

INDECISIVE PETITIONS:

- 2015-AP2-001 8562 Lafayette Road
Pike Township, Council District 1, Zoned C-3 (FF)
Trader's Point Association of Neighbors (Kenneth F. Zahora (TRS),
Cherie L. Zahora (TRS), Michael L. Wigginton, and Rebecca S.
Wigginton), by S. Gregory Zubek
Appeal of the Administrator's Decision to issue ILP15-00384 on June
23, 2015 for a convenience store / gasoline station.
- 2015-DV2-018 3236 Central Avenue
Center Township, Council District 9, Zoned D-8
Michael Slaughter
Variance of development standards of the Dwelling Districts Zoning
Ordinance to provide for a six-foot fence in the required front yard of
Central Avenue (maximum 42-inch tall fence permitted) and an eight-
foot tall fence in the side and rear yards (maximum six-foot tall fence
permitted).

TRANSFERRED PETITION:

- 2015-UV1-024 10535 McGregor Road
Franklin Township, Council District 25, Zoned D-A
Skyway Towers, LLC, by E. Davis Coots
Request: Variance of use of the Wireless Communications Zoning
Ordinance to provide for a wireless communications facility, with a
150-foot tall monopole tower, with a five-foot lighting rod and
accessory equipment buildings.

CONTINUED PETITIONS:

- 2015-AP2-002 8562 Lafayette Road
Pike Township, Council District 1, Zoned C-3 (FF)

- 2015-UV2-021
(Amended)
- Trader's Point Association of Neighbors (Kenneth F. Zahora (TRS), Cherie L. Zahora (TRS), Michael L. Wigginton, and Rebecca S. Wigginton), by S. Gregory Zubek
Appeal of the Administrator's Decision to issue Floodplain Development Permit #FLD15-00020 on July 17, 2015 for a convenience store / gasoline station.
1451 North Pershing Avenue
Wayne Township, Council District 15, Zoned D-10 (W-1)
1451 Pershing, LLC, by Joseph D. Calderon
Variance of use of the Dwelling Districts Zoning Ordinance to legally establish an appliance and light household goods sales, service and repair business, with outdoor commercial storage and display (not permitted).
- 2015-UV2-030
- 3200 and 3213 East Michigan Street and 510 North LaSalle Street
Center Township, Council Districts 10 and 16, Zoned C-3
Wheeler Mission Ministries, Inc., by David Kingen and Justin Kingen
Variance of use and development standards of the Commercial Zoning Ordinance to legally establish and provide for:
- a) a family shelter, with staff apartments (not permitted),
 - b) in a building (3200) with a fire corridor addition, with a zero-foot front setback from Michigan Street (70-foot setback from centerline required), with eight on-site parking spaces (1.5 space per dwelling unit required, minimum four spaces per 1,000 required for integrated center),
 - c) to provide for the construction of a playground with a zero-foot north transitional yard (10-foot north transitional yard required) ,
 - d) to provide for a three-story commercial building (510), within the clear sight triangle of LaSalle Street and the north abutting alley and Michigan Street and LaSalle Street (not permitted), with zero-foot south and east front setbacks and a zero-foot north transitional setback (70-foot setback from centerline required, 10-foot setback from LaSalle Street, 10-foot north transitional yard required),
 - e) with an off-site parking lot (3213) having three-foot east and north front setbacks and a zero-foot south transitional setback (10-foot front setback required, 10-foot south transitional setback required), and
 - f) with a kneewall and decorative metal fence for the off-site parking lot, within the clear sight triangle of LaSalle Street and the south abutting alley and Michigan Street and LaSalle Street (not permitted), and
 - g) with a privacy fence (3213) within the front yard of Michigan Street (maximum 50% opacity for fences in front yard).
- 2015-UV2-035
- 448 North Bancroft Street
Center Township, Council District 21, Zoned D-5
Johnathan R. Goo, by Eric J. Olson and Adam S. Mears

Variance of use of the Dwelling Districts Zoning Ordinance to legally establish a four-unit multi-family dwelling (not permitted), per plans filed.

2015-UV2-037 3402 North Schofield Avenue
Center Township, Council District 9, Zoned D-5 (W-5)
Jesus House, by William Bumphus
Variance of use and development standards of the Dwelling Districts Zoning Ordinance and the Sign Regulations, to provide for a residential re-entry facility for ex-offenders, with training and religious services (not permitted) and a commercial trash container and commercial signs (not permitted).

NEW PETITIONS:

2015-DV2-036 5925 Stockberger Place
Decatur Township, Council District 22, Zoned I-3-S
Melloh Enterprises, LLC, by Eric Lang
Variance of development standards of the Industrial Zoning Ordinance to provide for a 4,608-square foot pole barn, with a 1,068-square foot connection to an existing building, with a 6.2-foot east side setback and a 23.5-foot south rear setback (30-foot side and rear setbacks required).

2015-DV2-037 3709 Yellow Poplar Court
Wayne Township, Council District 14, Zoned D-6II (W-5)
Lazaro Agustin Diaz Valencia
Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish the setbacks of a single-family dwelling and accessory structures, with an accessory structure encroaching approximately seven feet into the right-of-way of East 21st Street (not permitted, 25-foot perimeter and front setback required) per plans filed.

2015-DV2-038 4740 Spring Flower Court
Franklin Township, Council District 25, Zoned D-P
Ethan Peak
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a six-foot tall opaque fence within the required front yard of Spring Flower Drive (maximum 42-inch tall fence permitted within the required front yard).

2015-DV2-039 1619 South Girls School Road
Wayne Township, Council District 13, Zoned D-4
Chris Todd, by Keith Payne
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an addition to an existing dwelling, with a rear setback of 12 feet (20-foot setback required).

2015-DV2-040 4466 Central Avenue
Washington Township, Council District 8, Zoned D-2 (W-5)

- Michael and Jeanne Agostino
 Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish and provide for an addition, with a 3.7-foot north side yard for a single-family dwelling and a four-foot south side yard for a detached garage, creating a 7.7-foot aggregate side yard (minimum seven-foot side yard and 19-foot aggregate side yard required).
- 2015-DV2-041 1414 South West Street
 Center Township, Council District 19, Zoned I-4-U
 Sharif Saddiq, by Michael Tippman
 Variance of development standards of the Industrial Zoning Ordinance to provide for the reconstruction of a building, with a 5.5-foot front setback from Dakota Street (minimum 20-foot front setback required).
- 2015-UV2-040 7801 East 88th Street
 Lawrence Township, Council District 5, Zoned I-2-S
 Alpha Kappa Psi Fraternity, Inc., by Thomas H. Engle
 Variance of use of the Industrial Zoning Ordinance to provide for general office uses (not permitted).
- 2015-UV2-041 1121 East Stop 11 Road
 Perry Township, Council District 24, Zoned C-4
 The Broadbent Company, by Joseph D. Calderon
 Variance of use of the Commercial Zoning Ordinance to provide for used automobile sales (not permitted).
- 2015-UV2-042 351 Transfer Drive
 Wayne Township, Council District 13, Zoned I-2-S
 Sabeelul Faoz Islamic Association of Indianapolis, by Khaleel Ifamimikomi
 Variance of use of the Industrial Zoning Ordinance to provide for religious uses.
- 2015-UV2-043 2025 East Southport Road, City of Southport
 Perry Township, Council District 24, Zoned C-1
 Matthew and Jessica Limeberry
 Variance of use of the Commercial Zoning Ordinance to provide for retail uses.

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