

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION TWO  
INDIANAPOLIS, MARION COUNTY, INDIANA  
FEBRUARY 9, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, February 9, 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

**INDECISIVE PETITION:**

2015-DV2-018      3236 Central Avenue  
(Amended)      Center Township, Council District 9, Zoned D-8  
Michael Slaughter  
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an eight-foot tall fence in the side and rear yards (maximum six-foot tall fence permitted).

**CONTINUED 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  
(Amended)      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 21<sup>st</sup> Street (not permitted, 25-foot perimeter and front setback required), and a six-foot tall fence within the right-of-way of 21<sup>st</sup> Street (maximum 42-inch tall fence permitted, fences not permitted within the right-of-way), per plans filed.

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-UV2-037

3402 North Schofield Avenue

Center Township, Council District 9, Zoned D-5 (W-5)

Jesus House, by Russell L. Brown

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).

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.

**NEW PETITIONS:**

2016-DV2-001

5239 North Capitol Avenue

- Washington Township, Council District 7, Zoned D-5  
Richard A. Michaelis  
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 576-square foot detached garage, with a zero-foot north side setback, creating a four-foot aggregate side yard (minimum four-foot side setback and 10-foot aggregate side yard required).
- 2016-DV2-002 5876 North Keystone Avenue  
Washington Township, Council District 9, Zoned D-5  
Joseph, Edward and Robert Beilouny, by Edward Beilouny  
Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a 14-foot tall detached garage, with a roof deck, with a two-foot south side setback (accessory building cannot be taller than dwelling, minimum four-foot side setback required).
- 2016-UV2-002 6751 East 38<sup>th</sup> Street  
Warren Township, Council District 13, Zoned C-4  
Ashley James  
Variance of use of the Commercial Zoning Ordinance to provide for a daycare facility (not permitted).
- 2016-UV2-003 3351 North Meridian Street  
Center Township, Council District 9, Zoned C-1 / D-9  
Dove Recovery House for Women, Inc., by Brian J. Tuohy  
Variance of use of Commercial and Dwelling Districts Zoning Ordinance to provide for transitional housing and parking for women, with counseling therapy services to current and former residents.

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