

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

HEARING RESULTS

Wednesday, October 5, 2011

5:30 P.M.

2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St. Indianapolis, Indiana

I. REQUESTS TO CONTINUE OR WITHDRAW APPLICATIONS

2011-COA-045 (HMP) 2011-ZON-016 2011-VHP-005 <i>(Cont'd from 05/04/11, 06/01/11, 07/06/11, 08/03/11, 09/07/11)</i>	426 E. 16th Street Neighborhood Downtown Zoning Assistance, Inc. <ul style="list-style-type: none">• Demolish historic commercial building.• Construct new commercial building.• Install free-standing canopy.• Install two ground signs.• Install dumpster enclosure.• Install privacy fence and barrier wall.• Rezone from C-4 to C-3.• Variance of Development Standards to carry out food service within 100 feet of a protected district.• Variance of Development Standards to reduce required front setback (20 feet required) at both front yards (16th St and Central Ave).• Variance of Development Standards to allow for ground signs with zero setback (15 feet required).	<i>Cont'd to the November 2, 2011 IHPC Hearing</i>
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II. APPLICATIONS TO BE HEARD – CONTINUED

2011-COA-019 (IRV) 2011-VHP-018 <i>(Cont'd from 06/01/11, 07/06/11, 08/03/11, 09/07/11)</i>	5731 E. Washington Street Walter Gerhart, by A. Douglas Stephen <ul style="list-style-type: none">• Variance Of Development Standards of the C-4 Zoning Ordinance to allow the placement of identification sign within the required set back.• Installation of new sign face	<i>Approved with stipulations</i>
2011-COA-311 (FS) 2011-ZON-063 2011-VHP-014 <i>(Cont'd from 08/03/11, 09/07/11)</i>	1107 Prospect Street Artistic Skin Design by Thomas Michael Quinn <ul style="list-style-type: none">• Rezoning from CS Zoning Classification to CS Zoning Classification to add tattoo parlor to the permitted CS uses.• Variance Of Use of the CS Zoning Ordinance to allow a tattoo parlor within 500 Ft. of a protected district.	<i>Approved with stipulations</i>
2011-COA-310 (IRV) Part B <i>(Cont'd from 9/7/11)</i>	5855 E Washington Street Irvington Development Organization by David Gilman <ul style="list-style-type: none">• Demolition of primary structure.	<i>Approved with stipulations</i>

III. APPLICATIONS TO BE HEARD – NEW

2011-COA-276 (FP) 2011-VHP-015	460 Virginia Avenue Sharilyn Bodi/Michael Gasser for AT&T Mobility <ul style="list-style-type: none">• Variance of Dev Standards of the Wireless Communications Facilities Zoning Ordinance to increase the height of a wireless communications stealth tower to enclose 6 antennas and supplemental equipment:<ul style="list-style-type: none">a. 95 ft. high where 60 ft. is permitted.• Replace two existing ground cabinets and add new equipment	<i>Approved with stipulations</i>
2011-COA-332 (RP)	917 Camp Street Lama Batal <ul style="list-style-type: none">• Installation of vinyl siding over existing wood siding on house.	<i>Approved with stipulations</i>
2011-COA-337 (LS)	Various intersections throughout Lockerbie Square DPW <ul style="list-style-type: none">• Replace/repair approximately 60 ADA Ramps.	<i>Approved with stipulations</i>
2011-COA-340 (IRV)	52 N. Irvington Street Mark Heithoff and Cynthia Bone-Heithoff <ul style="list-style-type: none">• Expand rear sunroom.	<i>Approved with stipulations</i>
2011-COA-352 (HMP)	1828 Central Avenue Gary Rice <ul style="list-style-type: none">• Temporary installation of vinyl siding over new wood framing and sheathing.	<i>Approved with stipulations</i>
2011-COA-353 (CAMA) & 2011-VHP-019	665 E. 9th Street John Gossett <ul style="list-style-type: none">• Variance Of Development Standards of the D-8 Zoning Ordinance to reduce the 55% open space requirement to 46% in order to construct a 2-car garage and a pergola.• Construct two-car garage.• Construct pergola.• Replace siding.• Install new windows.• Install sky-lights.• Install privacy fence.• Site Improvements.	<i>Approved with stipulations</i>
2011-COA-355 (CAMA)	415 N. Alabama Street (aka 430 Massachusetts Avenue) Michael Cunningham <ul style="list-style-type: none">• Construct an addition to the south-side of building.• Install patio and landscaping.• Install signage.	<i>Approved with stipulations</i>
2011-COA-356 (ONS) & 2011-VHP-016	1249 N. Alabama & 241 E. 13th Dave Gibson with A3 Design <u>1249 N Alabama:</u> <ul style="list-style-type: none">• Variance Of Development Standards of the D-8 Zoning	<i>Approved with stipulations</i>

Ordinance to allow:

1. Floor Area Ratio of 1.725079687 when a maximum ratio of .60 is required.
2. Open Space Ratio of 0.13568219 when a minimum ratio of 1.180 is required.
3. Livability Space Ratio of 0.13568219 when a minimum of .660 is required.
4. Major Livability Space Ratio of 5.69782 when a minimum ratio .110 is required.
5. Total Car Ratio of zero when 1.0 is required.

229 and 241 E. 13th Street:

- Variance of use to allow a parking lot as a primary use on a D-8 zoned site.
- Variance of Development Standards to allow:
 - a. Less maneuverability space on-site then required as per the D-8 zoning district development requirements
 - b. Less screening and landscaping then required
- Site improvements/landscaping.

**2011-COA-357 (FP) &
2011-VHP-017**

**401 S. College Avenue
David Kingen/Neighborhood Downtown Zoning
Assistance, Inc.**

*Approved
with
stipulations*

- Variance Of Development Standards of the C-3 Zoning Ordinance to:

1. Reduce required off street parking from 10 spaces to 3.
2. Allow carry out food service within 100 feet of a protected district.
3. Allow outdoor dining in C-3 (not permitted).
4. Legally establish the existing front transitional yards reduced setbacks.

- Site improvements.
- Building improvements and alterations.
- Install lighting and signage.
- Install outdoor dining with fencing.

2011-COA-363 (RP)

**812 Camp Street
Lama Batal**

*Approved
with
stipulations*

- Install vinyl siding.

IV. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

2011-COA-342B (CH)

**608 Highland Avenue
Mary Corbin**

*Approved
with
stipulations*

- Install 4 new wood porch posts (work started)
- Install wood porch rail (work started)
- Install windows (vinyl) on house (work started)