

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION TWO
INDIANAPOLIS, MARION COUNTY, INDIANA
November 10, 2015**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, November 10, 2015, 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 PETITIONS:

- 2015-DV1-037 4701 West 38th Street
Wayne Township, Council District 7, Zoned C-5 (FF)
PLS Property Management of Indiana, LLC, by Nancy A. Long and Paul J. Lambie
Variance of development standards of the Sign Regulations to provide for a 32-foot tall, 149.5-square foot freestanding sign, being the fifth sign along the approximately 1,250-foot linear frontage of 38th Street (maximum four signs permitted).
- 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).

CONTINUED 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-MO2-004 1008 and 1112 West Hanna Avenue
Perry Township, Council District 22, Zoned I-2-S (FF)
JSJ Realty, by Timothy E. Ochs

- Modification of Commitments related to 2006-UV2-045, which provided for a truck driver training school and a motor truck terminal, consisting of a 50-space truck parking lot, a 10,000-square foot, 10-dock truck terminal building and a 10,000 square foot tire repair and oil, lube and filter shop, to terminate the variance grant and the approved commitments for 2006-UV2-045, and to provide for commitments similar to those approved with Petition 2015-ZON-028 for 1112 West Hanna Avenue (existing commitments require adherence to a business plan file-dated February 28, 2015 and the retention of three existing dwellings, proposed commitments provide for right-of-way dedication, a traffic impact analysis, and restrictions on loading/unloading and hours of operation).
- 2015-MO2-005 6515 Carrollton Avenue
Washington Township, Council District 3, Zoned D-4 (FF)
Charles L. Mong III, by Brian J. Tuohy
Modification of Commitments and Site Plan related to 2013-UV2-021 to terminate Commitment Five, requiring the trash enclosure and dumpster to be located in the southeast corner of the rear parking lot, with removal access from the alley, and to modify the site plan file-dated October 3, 2013.
- 2015-DV2-026 8810 South Emerson Avenue
Perry Township, Council District 24, Zoned C-3
That Place Bar and Grill, by Michael Rabinowitch
Variance of development standards of the Commercial Zoning Ordinance to provide for an outdoor seating area (not permitted) for dining and drinking.
- 2015-DV2-027 4887 Kentucky Avenue
Decatur Township, Council District 22, Zoned C-5
Key Financial Corporation of Indiana, by Susan Rymer
Variance of development standards of the Sign Regulations to legally establish a 26-square foot electronic variable message sign within approximately 365 feet of the nearest protected district (600-foot separation required), creating a sign area of 246 square feet and an integrated sign area of 726 square feet (maximum 575 square feet permitted for two integrated center signs) and 4.416-foot ground clearance (nine-foot ground clearance required).
- 2015-DV2-028 7510 Holliday Drive East Town of Meridian Hills
Washington Township, Council District 3, Zoned D-1
Jeffrey Mitchell and Anne Rogers Mitchell, by Ricky Siri
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 924-square foot detached garage, with an eight-foot south side setback and a 16-foot rear setback (minimum 10-foot setback and 21-foot aggregate side setback required, minimum 30-foot rear yard required).
- 2015-UV2-021
(Amended) 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-UV2-026 10471 Southeastern Avenue
Franklin Township, Council District 25, Zoned D-A
PI Telecom Infrastructure V, LLC, by E. Davis Coots
Variance of Use of the Wireless Communications Zoning Ordinance to provide for a wireless communication facility, with a 199-foot tall monopole tower (not permitted), with a five-foot lightning rod, and accessory equipment cabinets.

NEW PETITIONS:

2015-AP2-002 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 Floodplain Development Permit #FLD15-00020 on July 17, 2015 for a convenience store / gasoline station.

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-SE2-004 1626 (Filed as 1580) Research Way
Wayne Township, Council District 13, Zoned I-4-S
Redox Technology Group, by Matthew M. Price
Special Exception of the Industrial Zoning Ordinance to provide for an industrial waste by-product recycling, mixing and transfer facility.

2015-DV2-031 752 North Miley Avenue
Center Township, Council District 15, Zoned D-5 (W-1)
Ben Hancock, by Cindy Thrasher
Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a two-story single-family dwelling, with a main floor area and total floor area of 864 square feet (minimum 660-square foot main floor area and 900-square foot total floor area required), with a first floor garage and workshop, with a 14-foot rear setback and 19-foot front setback (minimum 20-foot rear and 25-foot front setback required), and creating an open space of 64% (minimum 65% required).

2015-UV2-028 8155 Crawfordsville Road
Wayne Township, Council District 6, Zoned D-A

- William Throckmorton, by Michael Nix
Variance of use of the Dwelling Districts Zoning Ordinance to provide for a race car assembly business (two 50 by 60-foot buildings approved by 70-V3-51).
- 2015-UV2-029 3701 North Shadeland Avenue
Warren Township, Council District 17, Zoned C-4
Arnold Meyer Group, LLC, by Mitch Sever
Variance of use of the Commercial Zoning Ordinance to legally establish an automobile paint and body shop (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-UV2-031 4101 North Ritter Avenue
Lawrence Township, Council District 11, Zoned D-5
Carla V. Cork
Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for a neighborhood medical office (not permitted) and to widen the existing driveway for customer parking (not permitted).

- 2015-UV2-032 839 South Lynhurst Drive
Wayne Township, Council District 14, Zoned C-5
Robin Hart
Variance of use of the Commercial Zoning Ordinance to legally establish and provide for primary and accessory single-family residential uses (not permitted).
- 2015-UV2-033 1702 Bellefontaine Street
Center Township, Council District 9, Zoned D-8
Mark Swartz
Variance of use of the Dwelling Districts Zoning Ordinance to provide a brewpub (not permitted by Ordinance or 2015-UV2-003), with the outdoor service of food and beverages (not permitted) in an outdoor seating area (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 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