

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION III**

**PUBLIC ASSEMBLY ROOM
2nd Floor City-County Building
1:00 PM**

STAFF REPORTS FOR MAY 19, 2015

**These reports do not in any way commit the Board
to approve or disapprove any petition filed before it.**

**DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING
CURRENT PLANNING SECTION**

PETITION NO.	PETITION ADDRESS AND LOCATION	PAGE NO.
EXPEDITED PETITIONS:		
2015-DV3-006 (Amended)	7701 NORTH PENNSYLVANIA STREET WASHINGTON TOWNSHIP, CD #3	3
2015-DV3-013	5542 DOLLAR HIDE, NORTH DRIVE DECATUR TOWNSHIP, CD #22	12
2015-DV3-014	910 (924 – BUILDING) BROAD RIPPLE AVENUE WASHINGTON TOWNSHIP, CD #3	19
2015-DV3-015	7039 HINER LANE WARREN TOWNSHIP, CD #17	29
2015-DV3-016	5711 WILDWOOD AVENUE WASHINGTON TOWNSHIP, CD #3	37
2015-UV3-011	1601 AND 1611 NORTH MERIDIAN STREET CENTER TOWNSHIP, CD #15	45
CONTINUED PETITIONS:		
2015-AP3-001	1040 NORTH POST ROAD WARREN TOWNSHIP, CD #21	50
2014-DV3-037** (Amended)	2202 NORTH COLLEGE AVENUE CENTER TOWNSHIP, CD #9	64
2015-DV3-009	3690 CENTRAL AVENUE CENTER TOWNSHIP, CD #9	66
2014-UV3-003 (Amended)	11498 MAZE ROAD FRANKLIN TOWNSHIP, CD #25	75

NEW PETITIONS:

2015-AP3-002*	4838 NORTH PENNSYLVANIA STREET WASHINGTON TOWNSHIP, CD #8	85
2015-AP3-003	1301 WEST 73 RD STREET WASHINGTON TOWNSHIP, CD #2	86
2015-DV3-012*	10 WEST MCCARTY STREET CENTER TOWNSHIP, CD #19	95

- * Automatic Continuance
- ** Continuance Requested
- *** Withdrawn or Dismissal

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2015-DV3-006 (Amended)
Address: 7701 North Pennsylvania Street (*Approximate address*), Town of Meridian Hills
Location: Washington Township, Council District #3
Zoning: D-S
Petitioner: Delta Cheung and Malcolm Bunday
Request: Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a lot without frontage on or direct access from, a public street, (75 feet of frontage and 150 feet of lot width, as measured from the front setback line required).

The Board acknowledged the automatic continuance continuing this petition from the April 21, 2015 hearing to the May 19, 2015 hearing.

The petitioner has withdrawn the request for construction of the pole barn. The Board would be required to acknowledge the withdrawal of the variance requesting a reduction of north rear setback.

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to the site plan, file-dated March 17, 2015.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 7.0-acre site, zoned D-S, is developed with a single-family dwelling, surrounded by single-family dwellings, and located within the Town of Meridian Hills.

DEVELOPMENT STANDARDS

- ◇ This request would legally establish this lot, without frontage on, or direct access from a public street. Historical maps indicate that an access drive from North Pennsylvania Street to the site existed in 1936 and the dwelling was constructed in 1925. Obviously, this property was developed well before the adoption of the Marion County Master Plan Permanent Zoning Ordinance in 1948.

(Continued)

STAFF REPORT 2015-DV3-006 (Continued)

- ◇ The lack of public street frontage and direct access from a public street has not adversely affected the use or value of the adjacent properties. Furthermore, the time lapse between development of the property and the Ordinance adoption creates a practical difficulty from which relief should be granted.
- ◇ It should be noted that a similar variance was recently granted for the property adjacent to this site (2013-HOV-016) located at 7705 North Pennsylvania Street.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-S Single-family dwelling

SURROUNDING ZONING AND LAND USE

North -	D-S	Single-family dwellings
South -	D-1	Single-family dwelling
East -	D-S	Single-family dwelling
West -	D-S	Single-family dwelling

COMPREHENSIVE PLAN
(2007)

Recommends residential development at zero -1.75 units per acre for the subject site.

THOROUGHFARE PLAN

This portion of North Pennsylvania Street is not designated on the Official Thoroughfare Plan.

SITE PLAN

File-dated February 9, 2015

SITE PLAN (Amended)

File-dated, March 17, 2015

FINDINGS OF FACT

File-dated, February 9, 2015

ZONING HISTORY

SUBJECT SITE

None.

VICINITY

2015-UV1-013, 7777 North Pennsylvania Street (east of site); Requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for construction of a single-family dwelling, with detached accessory structure located in front of the established front building line, containing a second dwelling unit, **pending**.

2015-DV1-018, 7449 North Meridian Street (west of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for construction of a single-family dwelling with a reduced north side yard, **pending**.

(Continued)

STAFF REPORT 2015-DV3-006 (Continued)

2015-DV3-011, 7605 North Pennsylvania Street (south of site); Requested a variance of development standards of the Dwelling districts Zoning Ordinance to provide for an addition with reduced setbacks and legally establish an existing detached garage, with reduced setbacks, **granted**.

2014-HOV-051, 7620 North Pennsylvania Street (south of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a an addition to the dwelling with reduced setbacks, **approved**.

2013-HOV-065, 7409 North Illinois Street (west of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a dwelling with reduced setbacks, **withdrawn**.

2013-HOV-016, 7705 North Pennsylvania Street, (west of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a lot without public street frontage and direct access to a public street, **granted**.

2011-DV1-001, 7404 North Pennsylvania Avenue (south of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a building addition, in-ground pool, and game court resulting in excess accessory use area and legally establish a shed with reduced setbacks, **granted**.

2005-DV1-068; 7545 North Pennsylvania Street (east of site); Requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for three off-street parking spaces located within the required front yard, in D-1, **granted**.

2003-HOV-032, 160 East 75th Street (south of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 500-square foot garage with an eight-foot north side yard setback and a 7.5-foot west side yard setback, resulting in a 15.5-foot aggregate side yard setback (minimum 8-foot, 20-foot aggregate, side yard setback required, **granted**.

2003-DV3-024; 25 West 75th Street (northwest of site); Requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a 6-foot tall brick structural barrier with 6.66-foot high columns located within the required front yards of Meridian Street and 75th Street and partially located in the clear sight triangle of Meridian and 75th Streets, in D-1, **granted**.

2002-DV3-016; 25 West 75th Street (northwest of site); Requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide the construction of a single-family residence on the property with a front setback of 40 feet from 75th Street, in D-1, **granted**.

2001-DV2-002, 7555 Central Avenue (east of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an addition to an attached garage with reduced setbacks, **granted**.

96-V1-142, 7498 North Meridian Street (west of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a six-foot tall privacy fence in the required front yard and within the right-of-way of 75th Street, **granted**.

(Continued)

STAFF REPORT 2015-DV3-006 (Continued)

95-HOV-27; 64 East 73rd Street (south of site); Requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of an addition to an existing single-family residence with an eight-foot side yard setback, and a rear yard setback of 26 feet, in D-1, **granted.**

95-HOV-4, 355 East 75th Street (south of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the development of an 11 lot single-family residential subdivision with two lots having a front yard setback of 30 feet along 75th Street and three lots fronting on Washington Boulevard with front yard setbacks varying from 40 to 50 feet (minimum 75-foot setback required within the Town of Meridian Hills), **granted.**

95-V1-142, 7498 North Meridian Street (west of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance (Meridian Hills Exception) to provide for a six-foot tall privacy fence within the right-of-way of 75th Street, **granted.**

95-V3-68, 7798 North Pennsylvania Street (north of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for construction of dwelling with a reduced front setback, **denied.**

90-V2-65; 7431 North Meridian Street (west of site); Requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to permit an addition to an existing garage with a side yard setback of eight feet, in D-1, **granted.**

89-V3-28, 7345 North Washington Boulevard (east of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a single-family residence on a lot without frontage on or direct access to a public street (seventy-five feet required), **granted.**

85-V3-86, 7575 Central Avenue (north of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an in-ground swimming pool with a reduced rear property setback, **granted.**

2014-HOV-051, 7620 North Pennsylvania Street (south of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an addition to the dwelling with reduced setbacks, **approved.**

2013-HOV-016, 7705 North Pennsylvania Street, (west of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a lot without public street frontage and direct access to a public street, **granted.**

2001-DV2-002, 7555 Central Avenue (east of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an addition to an attached garage with reduced setbacks, **granted.**

(Continued)

STAFF REPORT 2015-DV3-006 (Continued)

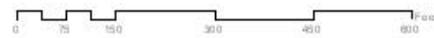
95-V3-68, 7798 North Pennsylvania Street (north of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for construction of dwelling with a reduced front setback, **denied.**

85-V3-86, 7575 Central Avenue (north of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an in-ground swimming pool with a reduced rear property setback, **granted.**

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7701 North Pennsylvania Street





View of dwelling looking northeast from access drive



View from site looking south at access drive



View looking east at front porch



View looking west from site at adjacent property

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2015-DV3-013
Address: 5542 Dollar Hide, North Drive (*Approximate address*)
Location: Decatur Township, Council District #22
Zoning: D-3
Petitioner: Gary M. and Cynthia A. Stroud
Request: Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of an 832-square foot detached garage, creating an accessory building area of 952 square feet or 94.4% of the main floor area of primary dwelling (75% or 756 square feet permitted), and an accessory use area of 1,812 square feet or 109.5% of the total floor area of the primary dwelling (99.9% or 1,654 square feet permitted).

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to the site plan, file-dated April 14, 2015.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 0.484-acre site, zoned D-3, is developed with a single-family dwelling and storage shed. The site is surrounded by single-family dwellings within a neighborhood developed in the 1970s. Dollar Hide Creek runs along the rear property boundary.

DEVELOPMENT STANDARDS

- ◇ The request would provide for an 832-square foot detached garage, resulting in excess accessory building area of 120 square feet of the main floor area and an accessory use area of 152 square feet of the total floor of the primary dwelling, or 94.4% of the main floor area and 109.5% of the total floor area of the primary dwelling, respectively.
- ◇ The DDZO establishes limits on accessory buildings to maintain an appropriate land development balance between the primary dwelling and accessory structures. The primary dwelling should be the dominant feature and use in a residential neighborhood. As more and more square footage of accessory structures is permitted, those structures minimize the presence of the dwelling and a development pattern is created that minimizes the presence of the dwelling in a manner not appropriate for a residential community.

(Continued)

STAFF REPORT 2015-DV3-013 (Continued)

- ◇ The increase in area of both the accessory building and use area are minimal and would not create a negative impact on the use or value of the surrounding neighborhood. Due to the lack of a driveway to the proposed structure and confirmation from the petitioner that the structure will be used primarily for storage, the impact on adjacent property owners would be minimal. Additionally, the proposed location of the garage at the rear of the property, approximately 148 feet from the rear façade of the dwelling, minimizes the proposed increase in accessory building and use area.

FLOODWAY (FW) / FLOODWAY FRINGE (FF)

- ◇ This site has a secondary zoning classification of a Floodway Fringe (FF), which is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.
- ◇ The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. All uses permitted in the primary zoning district (D-8 in this request) are permitted, subject to certain development standards of the Flood Control Districts Zoning Ordinance. In this case, approximately the northern 80 feet at the rear of the property lies within the floodway fringe.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-3 Single-family dwelling

SURROUNDING ZONING AND LAND USE

North -	D-3	Single-family dwellings
South -	D-3	Single-family dwellings
East -	D-3	Single-family dwellings
West -	D-3	Single-family dwellings

COMPREHENSIVE PLAN (2007)	Recommends residential development, at 1.75 to 3.5 units per acre.
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THOROUGHFARE PLAN	Dollar Hide North Drive is not designated on the Official Thoroughfare Plan.
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SITE PLAN	File-dated, April 14, 2015
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FINDINGS OF FACT	File-dated, April 14, 2015
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ZONING HISTORY

SUBJECT SITE

None.

(Continued)

STAFF REPORT 2015-DV3-013 (Continued)

VICINITY

2009-DV3-019, 5624 Winship Drive (east of site); Requested a variance of development standards of the Dwelling Districts zoning Ordinance to legally establish a single-family dwelling, deck, and above-ground pool, with a reduced setbacks; excess accessory use area, and encroachment into a platted easement, **granted.**

2002-DV1-041, 5504 Closser Court (east of site); Requested a variance of development standards of the Dwelling districts zoning Ordinance to provide for the outdoor storage of a one-ton service vehicles adjacent to a single-family dwelling, **granted.**

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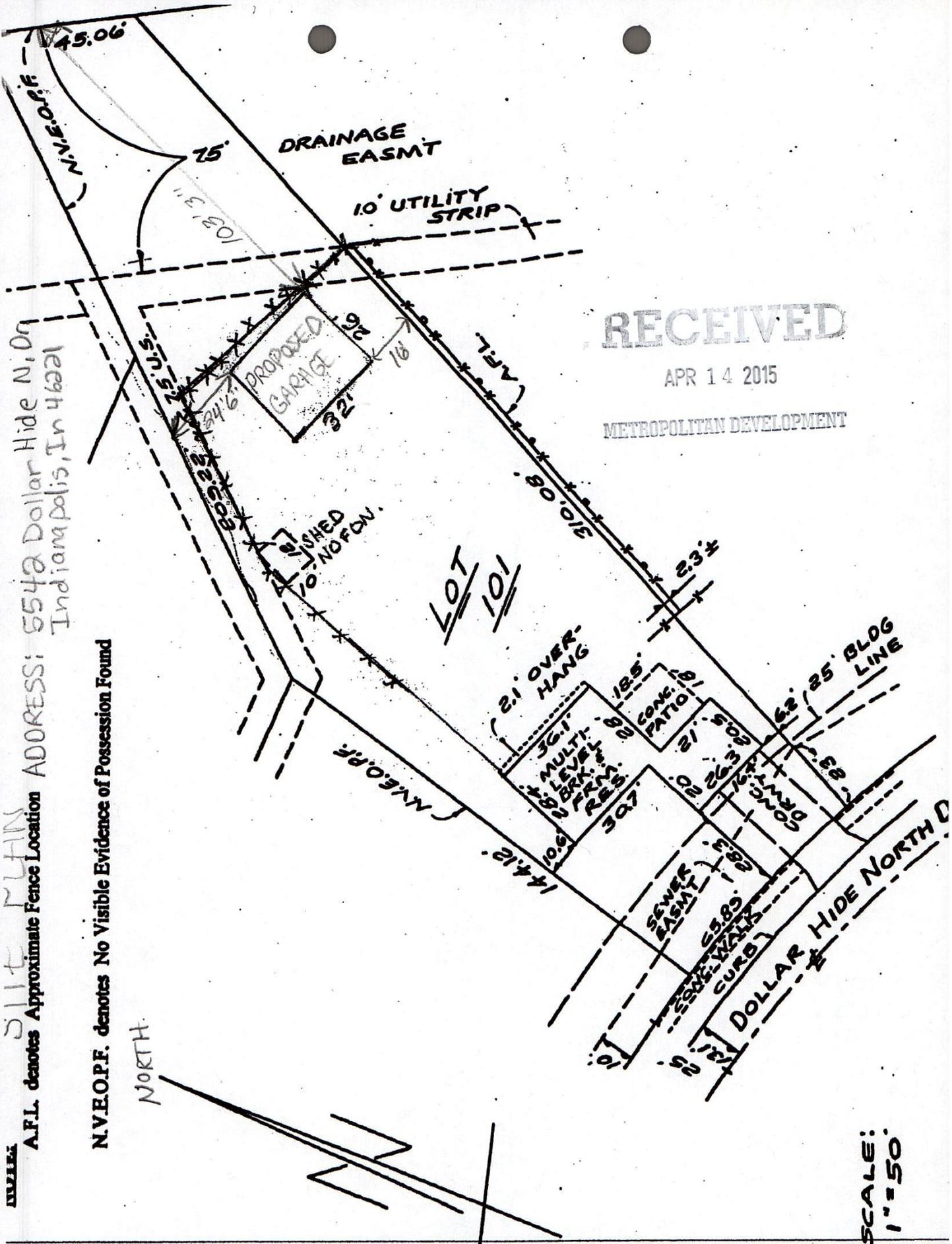
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SITE PLAN

A.F.L. denotes Approximate Fence Location ADDRESS: 5542 Dollar Hide N. Dr Indianapolis, In 46221

N.V.E.O.P.F. denotes No Visible Evidence of Possession Found

NORTH





View of dwelling looking east from Dollar Hide North Drive



View looking east along northern boundary at existing storage shed



View looking northeast along southern boundary line



View looking northeast at rear yard

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2015-DV3-014
Address: 910 (924 – building) Broad Ripple Avenue (approximate address)
Location: Washington Township, Council District #3
Zoning: C-4 (FF)
Petitioner: Chelsey Wetzel and Jay Wetzel
Request: Variance of development standards of the Commercial Zoning Ordinance to provide for an outdoor seating area exceeding one percent of the tenant space floor area (not permitted).

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to the site plan and elevations, filed-dated March 4, 2015.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 0.83-acre site, zoned C-4, is comprised of two commercially developed parcels, consisting of one-story structures and tenant bays. Surrounding zoning districts and uses are exclusively commercial, with C-4 Districts to the north, east, and west, and C-3 to the south, across Broad Ripple Avenue.
- ◇ This larger site was the subject of a variance (2007-DV1-07) allowing outdoor seating at the western portion of this block, which is a common amenity throughout the Broad Ripple Village area.

DEVELOPMENT STANDARDS

- ◇ This request would provide for outdoor seating that would exceed one percent of the tenant space floor area. As proposed, the existing breezeway at the rear of the tenant space would be renovated to provide for a 53 by 10-foot outdoor seating area adjacent to the parking lot. The proposed fence would serve as a buffer from and barrier to the parking lot.
- ◇ The outdoor seating would increase the number of customers and the need for additional parking spaces, but the proximity of the Monon Trail, established IndyGo bus routes, and the relatively close, recently constructed parking garage minimizes the impact of the additional customer seats. Consequently, staff finds this request supportable and consistent with development of the village.

(Continued)

STAFF REPORT 2015-DV3-014 (Continued)

FLOODWAY / FLOODWAY FRINGE

- ◇ The Flood Control Districts Zoning Ordinance is a guide for development in those areas identified as the Floodway District (FW) and Floodway Fringe (FF). The entire neighborhood, including this site, is located within the Floodway Fringe of White river. Development in this area, therefore, must meet certain requirements before any structure can be constructed.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-4 (FF) Commercial uses

SURROUNDING ZONING AND LAND USE

North -	C-4 (FF)	Commercial uses
South -	C-3 (FF)	Commercial uses
East -	C-4 (FF)	Commercial uses
West -	C-4 (FF)	Commercial uses

NEIGHBORHOOD PLANNING AREA (2012)

The Envision Broad Ripple Plan recommends neighborhood shopping center.

THOROUGHFARE PLAN

This portion of Broad Ripple Avenue is designated in the Official Thoroughfare Plan as a secondary arterial, with an existing and proposed 62-foot right-of-way.

SITE PLAN

File-dated, March 4, 2015

ELEVATIONS

File-dated, March 4, 2015

FINDINGS OF FACT

File-dated, March 4, 2015

ZONING HISTORY

SUBJECT SITE

2007-DV1-071, 910 Broad Ripple Avenue; Requested a variance of development standards of the Commercial Zoning Ordinance to provide for a 23,023-square foot integrated center with 32 off-street parking spaces (minimum 92 off-street parking spaces required), and to provide for an approximately 440-square foot outdoor seating area (maximum 200-square foot outdoor seating area permitted) along Guilford Avenue with a 32.5-foot front setback from the centerline of Guilford Avenue (minimum 70-foot front setback from centerline or 10 feet from proposed right-of-way, whichever is greater, required), without providing additional off-street parking, **granted**.

89-V3-31, 910 Broad Ripple Avenue; Requested variance of development standards of the Sign Regulations to permit an illuminated awning, **granted**.

(Continued)

STAFF REPORT 2015-DV3-014 (Continued)

VICINITY

2014-DV3-052, 810 Broad Ripple Avenue (west of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for a revised parking layout, with 38 on-site parking spaces for an approximately 38,000-square foot mixed-use retail commercial center, **granted.**

2013-DV1-004, 1002 Broad Ripple Avenue (east of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for the construction of a three-story integrated restaurant and office building, with reduced setbacks, structures within the clear sight triangle, reduced parking, and bicycle parking, **granted.**

2010-DV1-040, 927 East Westfield Boulevard (south of site); Requested variance of development standards to provide for a restaurant with four parking spaces (98 required) and to provide an outdoor seating area with a zero-foot front setback, **granted.**

2010-CVR-832, 1001 Broad Ripple Avenue (east of site); Requested variance of development standards to provide for an 890-square foot deck, encroaching in the clear sight triangle, with outdoor seating, and with a 2.5-foot front setback, **approved.**

2007-DV2-008; 6319 Guilford Avenue (west of site); Requested a Variance of Development Standards of the Commercial Zoning Ordinance to provide for the expansion of a restaurant and bar use, including 49 additional seats, three employees, and 850-square feet of additional bar area, without additional parking, in C-4 (FF), **granted.**

2004-UV2-017, 916 East Westfield Boulevard (north of site); Requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for a three-story, 10,80-square foot mixed-use building, with a maximum of two dwelling units on the third floor, and with a zero-foot front yard setback from the proposed right-of-way of East Westfield Boulevard, and with eight off-street parking spaces (minimum forty-four required), and with a twelve-foot wide interior access drive, **granted.**

2004-DV3-020, 1011 East Westfield Boulevard (east of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for a 2,708.34-square foot restaurant, and a 2,08.34-square foot cyber café in a two-story, 5,416.68-square foot commercial structure, with three off-street parking spaces (forty required), **granted.**

2003-HOV-038, 6345 Guilford Avenue (west of site), Requested a variance of development standards of the Commercial Zoning Ordinance to provide for a convenience sort with one on-premise parking space (minimum five parking spaces required), **granted.**

2002-DV2-002, 916 Westfield Boulevard (north of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for nine off-street parking spaces (24 required), **granted.**

(Continued)

STAFF REPORT 2015-DV3-014 (Continued)

2002-HOV-008, 902 Westfield Boulevard (north of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for 18 off-street parking spaces (30 required), **granted.**

2000-DV1-039, 6311 North Guilford Avenue (west of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for a restaurant, with zero off-street parking spaces (26 required), **granted.**

98-HOV-62, 902 Westfield Boulevard (north of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for a 32 by 50-foot addition to a commercial building, with a four-foot front yard setback, and eighteen parking spaces (25 required), **granted.**

86-HOV-72, 919 and 925 Westfield Boulevard (north of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for an outdoor eating area for an existing restaurant without sufficient off-street parking, **granted.**

86-HOV-63, 6319 Guilford Avenue (west of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for a sidewalk cafe without the required front yard, **granted.**

85-HOV-113, 929 Westfield Boulevard (north of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for the construction of a covered deck to be used for 32 outdoor restaurant seats, without sufficient on-site parking, with the deck being within the required front yard setback, **granted.**

85-HOV-40, 6311 Guilford Avenue (west of site); Requested a variance of development standards to provide for a sidewalk café within the front setback and without sufficient on-site parking, **granted.**

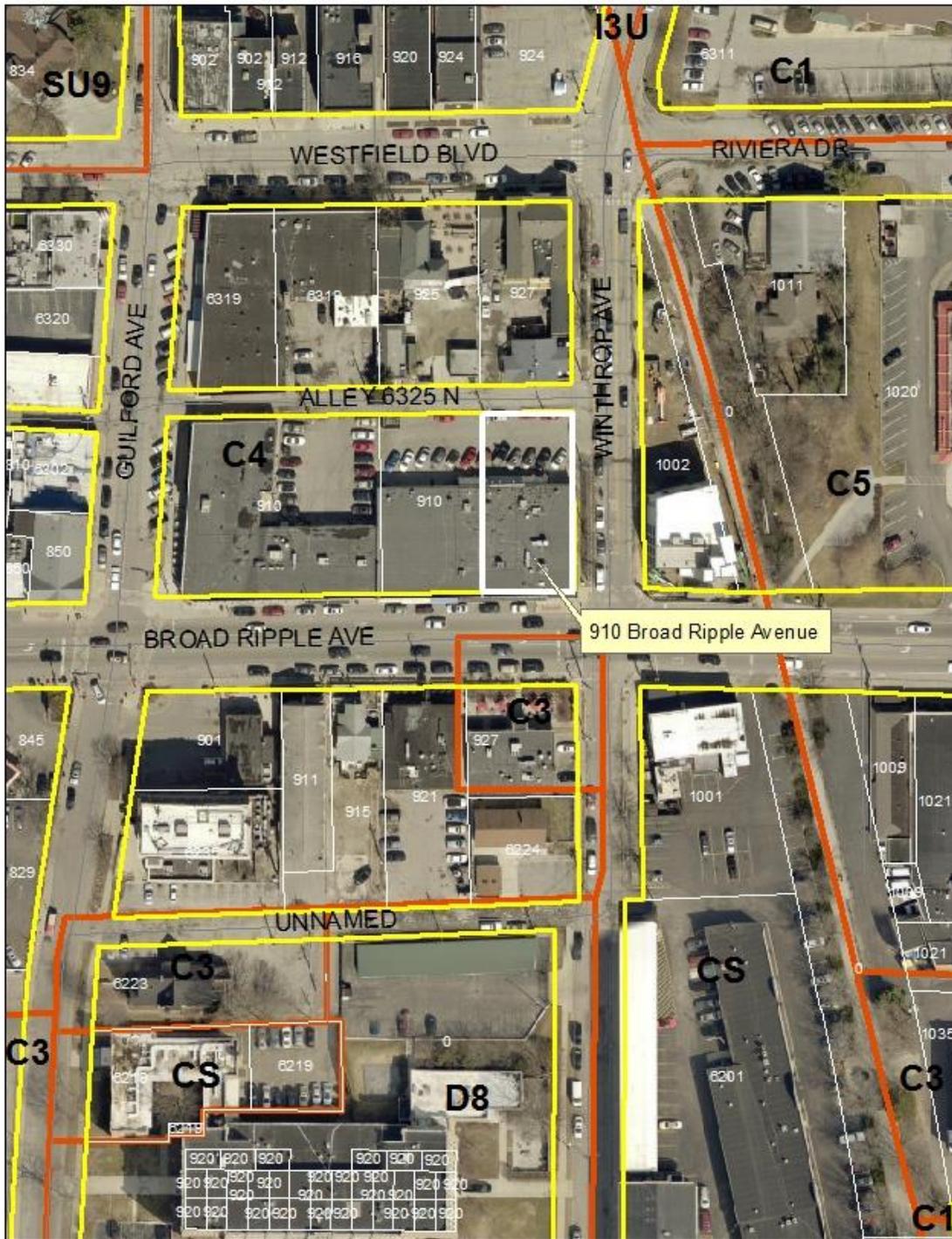
85-HOV-31, 6331 Guilford Avenue (west of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for the use of a sidewalk café within the required front yard and without adequate on-site parking, **granted.**

85-V1-83, 915 Westfield Boulevard (north of site); Requested a variance of development standards of the Commercial Zoning Ordinance to legally establish a sidewalk café within the front yard and without the required on-site parking, **granted.**

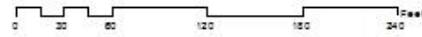
68-V2-150, 1002 Broad Ripple Avenue (east of site); Requested variance of setback requirements to permit a rear building addition and to relocate an existing pole sign, **granted.**

66-V1-177, 1002 Broad Ripple Avenue (east of site); Requested permission to convert an existing gasoline service building to sell alcoholic beverages, with a pole sign on an existing base, with off-street parking and loading spaces, **granted.**

kb



910 Broad Ripple Avenue



QUANTUM ARCHITECTURE
 5712 N. 10th Avenue
 Indianapolis, IN 46208
 Phone: 317.344.1111
 Fax: 317.344.1112
 Email: info@quantumarch.com

North Elevation Revisions
 Union Jack Pub
 924 Broad Ripple Avenue
 Indianapolis, IN

PROJECT NUMBER: 14003A
DATE: 4-29-2014
DESIGN BY: TMS
CHECKED BY: TMS

SHEET NUMBER: A1.0
1 of 1

PLAN NOTES

- Remove existing brick & mortar from base of stone in...
- Remove existing stone & mortar from base of stone in...
- Remove existing stone & mortar from base of stone in...
- Remove existing stone & mortar from base of stone in...
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- Remove existing stone & mortar from base of stone in...
- Remove existing stone & mortar from base of stone in...

MATERIAL NOTES

- Concrete material (under 100 lbs) to be used for...
- Reinforcing steel to be used for...



View looking southeast at proposed location of outdoor seating area



View looking west along the north breezeway wall



View looking east along the north breezeway wall



View from east-west alley looking southeast at existing parking and breezeway



View looking north from site at adjacent commercial uses



View of the rear of the adjacent use to the west

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2015-DV3-015
Address: 7039 Hiner Lane (approximate address)
Location: Warren Township, Council District #17
Zoning: D-3
Petitioner: Angela Cook, by Eric Simmons
Request: Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a nine-foot tall fence (maximum six-foot tall fence permitted).

RECOMMENDATIONS

Staff **recommends approval** of this petition, subject to the site plan file-dated April 17, 2015.

SUMMARY OF ISSUES

LAND USE

- ◇ The subject site is zoned D-3 and is currently improved with a single-family dwelling. The subject site is surrounded to the north, south, and east by single-family dwellings within the D-3 Zoning District. To the west is a mortuary in the C-1 Zoning District. The Comprehensive Plan recommends 3.5-5.0 dwelling units per acre for the site.

FENCE ISSUES

- ◇ This request would legally establish a nine-foot tall fence in a portion of the rear yard behind the dwelling. The fence would consist of two approximately 30-foot sections along the west and south sides of an existing deck.
- ◇ The Dwelling Districts Zoning Ordinance requires that fences not exceed six feet in height to ensure that lots maintain residential qualities and characteristics. Fences taller than six feet tend to be commercial or industrial in nature, and create a compound aesthetic within residential neighborhoods.
- ◇ The petitioner has cited privacy as the main factor in necessitating a nine-foot tall fence. Because of the moderate slope and elevated deck, a six-foot fence would only screen three feet of the deck. In addition, the lot abuts the rear of the western commercial use, a mortuary. The findings of fact indicate that the fence is intended to shield the mortuary mourners from their activities, out of respect.
- ◇ The adjacent commercial use would be permitted up to a ten-foot fence along 130 feet of the 140-foot west property line, as part of a transitional yard to screen their activities from the adjacent protected use.

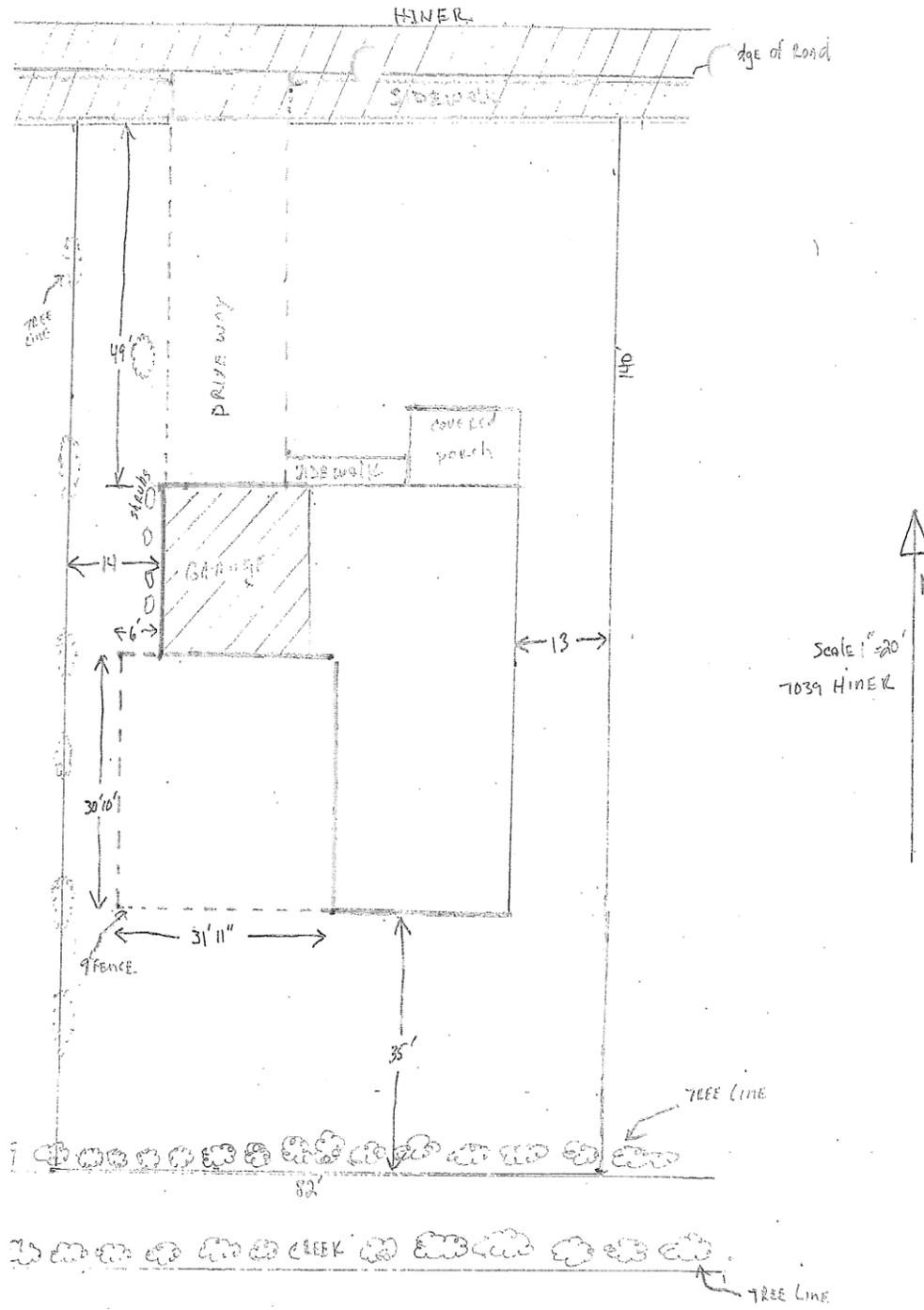
(Continued)

STAFF REPORT 2015-DV3-015 (Continued)

2015-DV3-015: Location Map



2015-DV3-015: Site Plan



RECEIVED

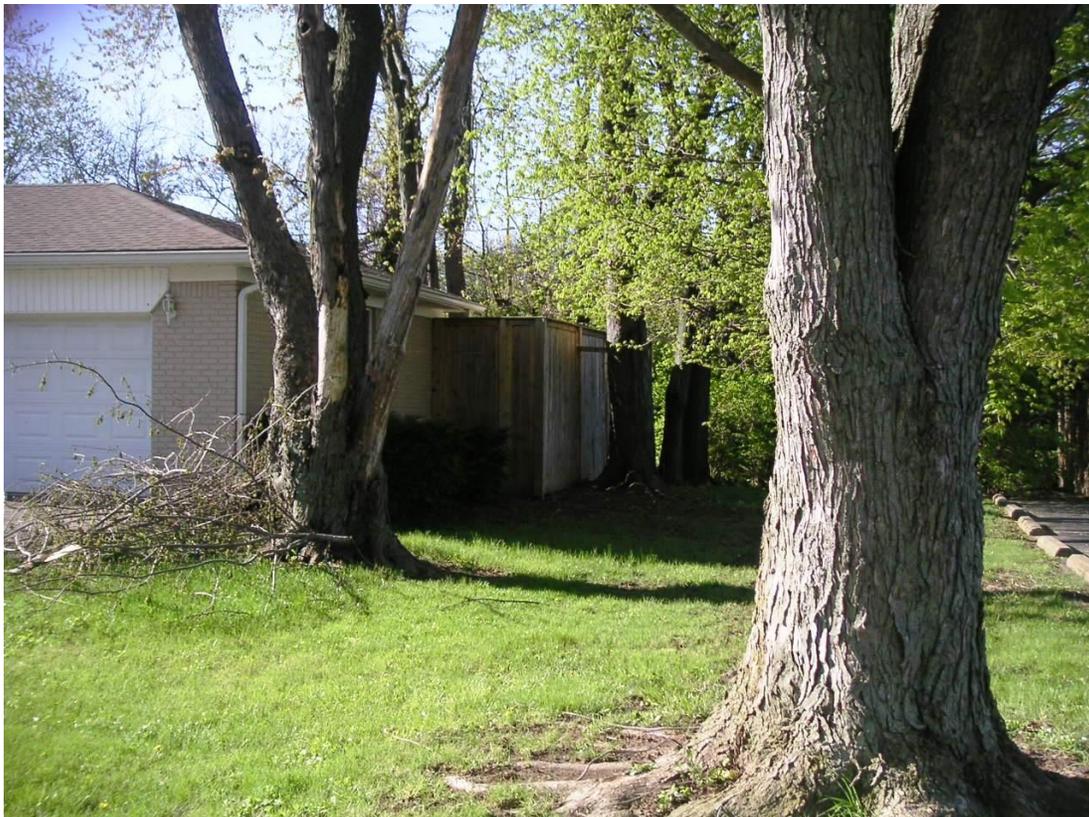
APR 17 2015

METROPOLITAN DEVELOPMENT

2015-DV3-015: Photographs



Subject site looking south



Looking south at west side of subject site



Looking south at grade change inside fenced area



Looking west at rear yard of subject site between wooded stream corridor and fenced area



Looking south at east side of subject site



Looking north at wooded stream corridor to the rear of subject site from 13th Street



Looking east at subject site from adjacent mortuary parking lot



Looking west from subject site at adjacent mortuary.

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2015-DV3-016
Address: 5711 Wildwood Avenue (*Approximate address*)
Location: Washington Township, Council District #3
Zoning: D-4
Petitioner: Robert W. and Deborah M. Falk
Request: Variance of development standards to provide for demolition of the existing detached garage and the construction of two-story addition to the primary dwelling, including an attached garage, with a five-foot east side setback and 10-foot aggregate side setback (13-foot aggregate side setback required).

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to the site plan and elevations, file-dated April 14, 2015.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 0.354-acre site, zoned D-4 is a corner lot, comprised of two parcels. It lies within a residential neighborhood developed primarily with single-family dwellings.
- ◇ The site includes a two-story, single-family dwelling and a two-car detached garage in the older northside neighborhood of Forest Hills, developed prior to the current Zoning Ordinance. The site development is typical for the neighborhood, in that most of the parcels are small in relation to the structures, which are frequently located on or near the property lines. Consequently, many of the residential dwellings and accessory buildings do not comply with the development standards of the zoning district and require variances when new development is proposed. See "Zoning History."

DEVELOPMENT STANDARDS

- ◇ If this requested variance would be approved, it would provide for demolition of the existing detached garage and construction of a two-story addition to the side and rear of the existing residential dwelling, including an attached garage and kitchen expansion, with reduced setbacks.

(Continued)

STAFF REPORT 2015-DV3-016 (Continued)

- ◇ Staff believes a practical difficulty exists due to the configuration of the lot and its location on a corner lot making it difficult for reasonable improvements to meet the development standards of the zoning district. The proposed development would be consistent with and maintain the character of the neighborhood, while creating little impact on adjoining property owners.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-4 Single-family dwelling

SURROUNDING ZONING AND LAND USE

North -	D-4	Single-family dwelling
South -	D-4	Single-family dwelling
East -	D-4	Single-family dwelling
West -	D-4	Single-family dwelling

NEIGHBORHOOD PLANNING AREA (1978) Southwest Quadrant of the Comprehensive Plan recommends residential development at 6 to 15 units per acre.

THOROUGHFARE PLAN Wildwood Avenue is not designated on the Official Thoroughfare Plan.

SITE PLAN File-dated, April 14, 2015

ELEVATIONS File-dated, April 14, 2015

FINDINGS OF FACT File-dated, April 14, 2015

ZONING HISTORY

SUBJECT SITE

None.

VICINITY

2012-DV1-043, 55745 Carrollton Avenue (west of site); Requested a variance of development standard of the Dwelling Districts Zoning Ordinance to provide for additions, with reduced setbacks, **granted.**

2011-DV3-044, 943 East 57th Street (east of site); Requested a variance of development standards of the Dwelling districts Zoning Ordinance to provide for a detached garage, with reduced setbacks, **granted.**

2011-DV3-017, 918 East 57th Street (east of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an addition to connect the detached garage to the dwelling, resulting in a reduced setback, **withdrawn.**

(Continued)

STAFF REPORT 2015-DV3-016 (Continued)

2005-DV1-014, 918 East 57th Street (east of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an addition to connect the detached garage to the dwelling, resulting in a reduced setback, **granted.**

2000-HOV-012, 702 East 58th Street and 5771 North College Avenue (north of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for two, 2.1-foot wide by 7.75-foot tall columns, located within the required front yard of 58th Street and College Avenue (maximum 42-inch tall structural barriers permitted in the required front yard),**granted.**

96-V3-103a, 5701 North Carrollton Avenue (west of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the placement of a masonry wall for an existing single-family residence being 5.5 feet in height along the front yard of East 57th Street and Carrollton Avenue, including an entrance-way being 9 feet in height (maximum 42 inches in height in the required front yard permitted), **granted.**

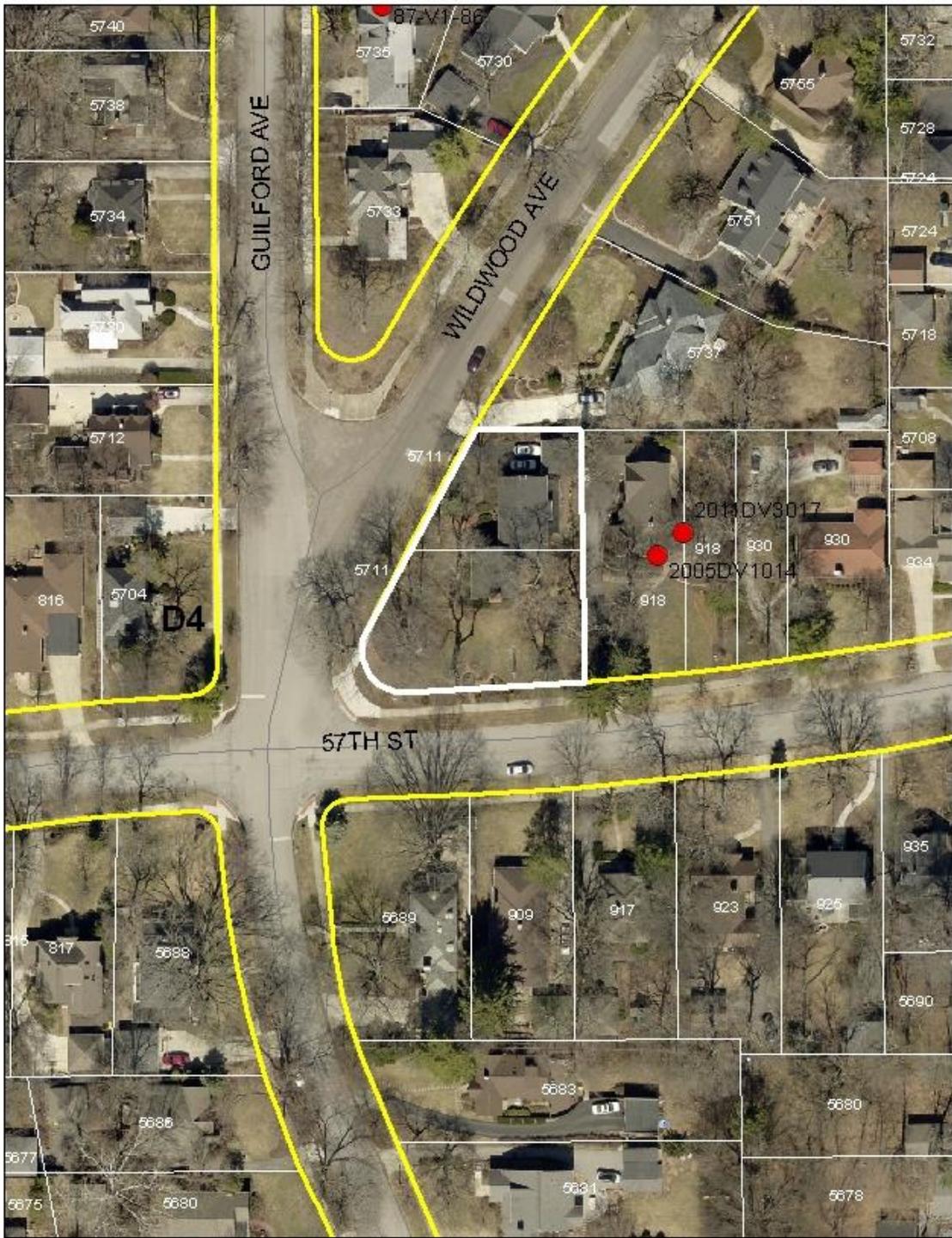
96-V3-103b, 5701 North Carrollton Avenue (west of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the placement of a masonry wall for an existing single-family residence being 5.5 feet in height with portions of the wall within the clear-sight; triangle area in the intersection of East 57th Street and Carrollton Avenue (not permitted), **denied.**

94-HOV-86, 5747 North Carrollton Avenue (west of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of an addition to an existing house which will attached the existing garage to the primary structure resulting in a rear yard setback of 5 feet (minimum 20 feet required), **granted.**

95-UV1-4, 5719 North Winthrop Avenue (east of site); Requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for an existing detached accessory building to be converted into a second residential structure (not permitted) with a 10-foot rear yard setback (minimum 20 feet required), associated with an existing single-family residence, **granted.**

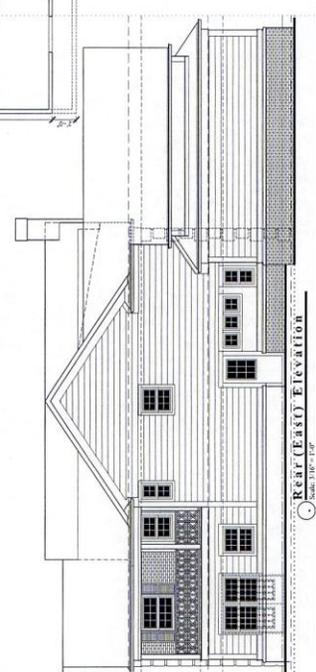
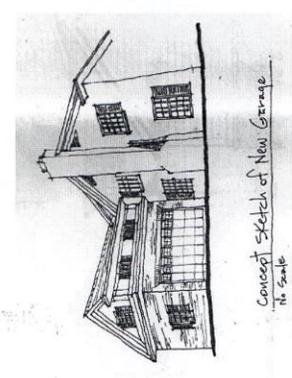
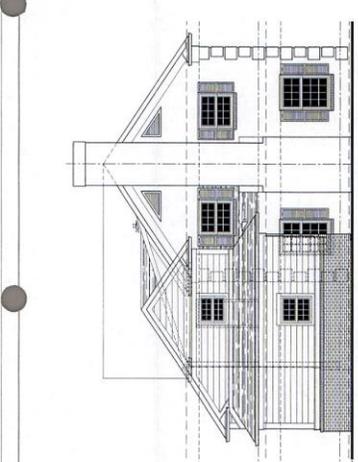
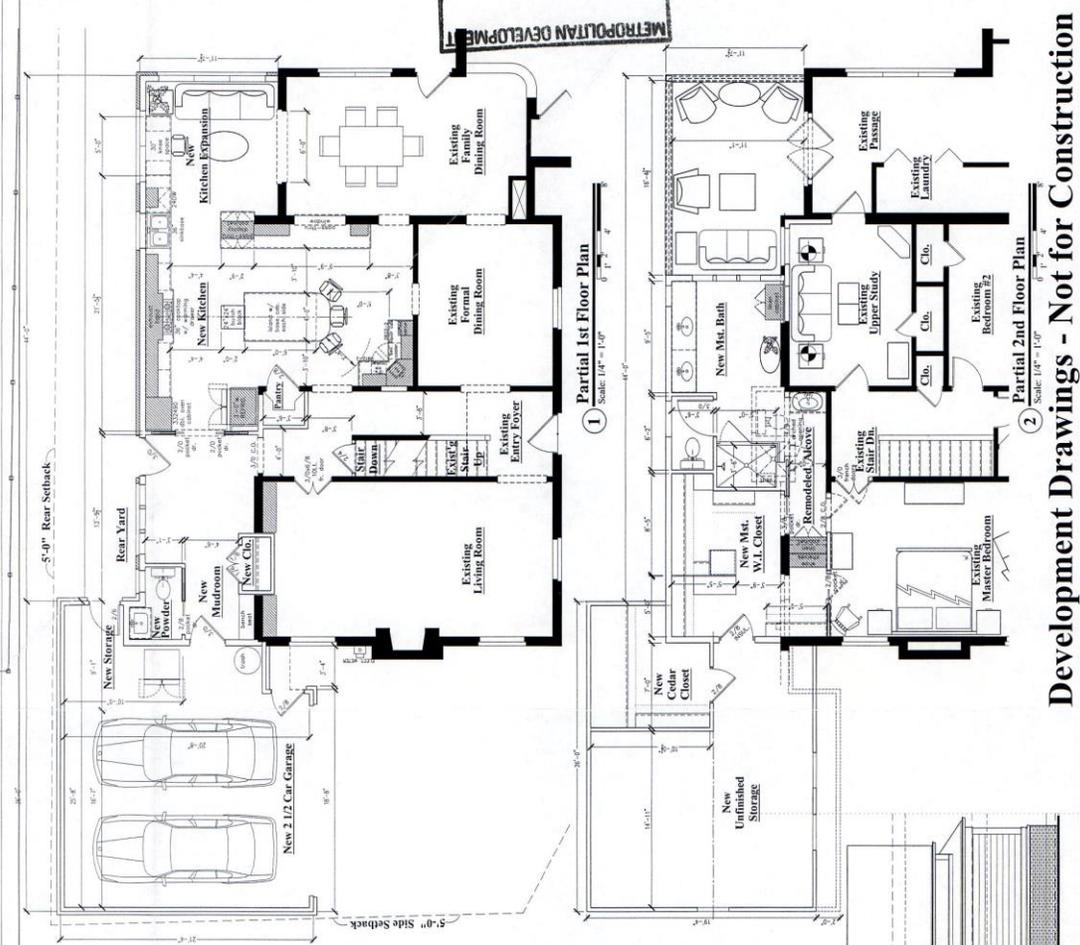
87-V1-86, 5735 Guilford Avenue (north of site); Requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of an attached garage and room addition with a 3-foot, 9 inch setback from the side property line and a 2-foot setback from the rear property line, **granted.**

kb



5711 Wildwood Avenue







View looking south across Wildwood Avenue at dwelling



View of detached garage that would be demolished



View looking southeast at adjacent properties to the



View looking north along east side yard

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2015-UV3-011
Address: 1611 North Meridian Street (Approximate address)
Location: Center Township, Councilmanic District # 15
Lot Size: 1.33 acres
Petitioner: Zafar Tabassum, by Bill Stambaugh
Requests: Variance of use and development standards of the Regional Center Zoning Ordinance, the Commercial Zoning Ordinance and the Sign Regulations to provide for the reconfiguration of a drive-through (not permitted), within approximately 60 feet of the nearest protected district (100-foot separation required), for an existing fast-food restaurant, including a second, 11.2-foot tall, 24-square foot Customer Order Display Canopy and Speaker Post sign, within the split drive-through lanes and one 10.67-foot tall, 15-square foot, Drive-through Gateway Sign (maximum 2.5-foot tall, six-square foot sign permitted).

RECOMMENDATIONS

Staff **recommends approval** of the petition, with the site plan and elevations, subject to Administrator's Approval through the Regional Center process.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

REQUEST

- ◇ This site was the subject of a variance of use and development standards petition that was approved on March 17, 2015. That petition granted the use of a reconfigured fast food drive-through, a seven-foot tall drive-through parking sign, and an 11.2-foot tall drive-through directional sign (Customer Order Display Canopy and Speaker Post sign). Subsequent to that approval, staff found that two additional signs were not identified in the legal notice of that petition. The two signs, a second 11.2-foot tall drive-through directional sign and a 10.67-foot tall drive-through gateway sign, required variances of the Regional Center Zoning Ordinance and the Sign Regulations. This request seeks approval of the two additional signs.
- ◇ The request for the two additional signs would not be detrimental to the adjacent property values surrounding the site.

REGIONAL CENTER OVERLAY ZONE

- ◇ The site is located within the Regional Center Zone. Design of all new construction, site changes, elevation changes and signage in the Regional Center is subject to the approval of the Administrator of the Division of Planning. A Regional Center Approval petition has been filed for the proposed elevation changes.

(Continued)

STAFF REPORT 2015-UV3-011 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE C-4 (RC) Fast food restaurant

SURROUNDING ZONING AND LAND USE

North -	C-4 (RC)	Office
South -	C-4 (RC)	Office
East -	D-8 (RC)	Single-family residential
West -	C-1 (RC)	Office

COMPREHENSIVE PLAN The site is located within the boundaries of the Near North Meridian Street Plan, which recommends medium-density mixed use development.

THOROUGHFARE PLAN The Official Thoroughfare Plan of Marion County indicates that Meridian Street is a primary arterial, with a 70-foot right-of-way existing and proposed. Pennsylvania Street is a primary arterial, with a 50-foot right-of-way existing and proposed.

SITE PLANS File-dated April 10, 2015

ELEVATIONS File-dated April 10, 2015

FINDINGS OF FACT File-dated April 10, 2015

ZONING HISTORY

2015-UV3-002; 1611 North Meridian Street (site), requests a variance of use and development standards of the Regional Center Zoning Ordinance, the Commercial Zoning Ordinance and the Sign Regulations, to provide for a drive-through, within 60 feet of a protected district, for seven-foot parking signs, and an 11.2-foot tall, 24-square foot drive-through land directional sign, **approved**.

2005-HOV-010; 1611 North Meridian Street (site), requests a variance of development standards of the Commercial Zoning Ordinance to legally establish a fast food restaurant within 95 feet of a protected district, with a drive-through component within 60 feet of a protected district, **granted**.

2003-APP-132; 1611 North Meridian Street (site), requests Regional Center Approval to provide for an illuminated reader-board sign on an existing pole sign, **approved**.

99-HOV-30; 1611 North Meridian Street (site), requests a variance of use and development standards of the Regional Center Zoning Ordinance to provide for a fast food restaurant, with a drive-through component, **granted**.

99-AP-125; 1611 North Meridian Street (site), requests Regional Center Approval to provide for a fast food restaurant, with a drive-through component, **approved**.

JY



View of site from the north – 2015-UV3-011



View of the proposed location of the third drive-through window – 2015-UV3-011



Existing reserved parking space drive-through signs – 2015-UV3-011



View of existing drive-through lane – 2015-UV3-011

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2015-AP3-001
Address: 1040 North Post Road (approximate address)
Location: Warren Township, Council District #21
Zoning: C-3
Petitioner: T-Mobile Central, LLC, by Stephen E. Carr
Request: Waiver of the Refiling Rule to permit the refiling of a variance of use petition for a 120-foot tall monopole tower, subsequent to the denial of 2014-UV3-031 on January 20, 2015, and prior to the expiration of the twelve-month waiting period.

The Board acknowledged an automatic continuance that continued this petition from the April 21, 2015 hearing to the May 19, 2015 hearing.

RECOMMENDATIONS

Staff **recommends approval** of this petition.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 1.70-acre site, zoned D-A and C-3, is developed with a building and associated parking. The northern one-third of the site is zoned D-A, with the southern two-thirds zoned C-3. The proposed wireless communications facility would be located on that portion of the property zoned C-3 at the southwest corner of the site.
- ◇ Commercial uses are located to the west, south and east, across North Post Road. Religious uses abut the site to the north.

APPROVAL

- ◇ This request would approve a waiver of the refiling rule prohibiting refiling of a request prior to the expiration of the twelve-month waiting period following an adverse decision, subject to filing a finding of fact reflecting a substantial change in circumstances. The Board denied the previous request (2014-UV3-031) on January 20, 2015.
- ◇ The petitioner filed a supporting document, indicating that the design of the tower had changed from a monopole to stealth design. The new design removed the twelve-foot platforms and would conceal the equipment inside the pole. Additionally, an opaque shadow box fence, with landscaping, would be installed to screen the equipment compound, along with a letter from a second carrier, indicating interest in co-locating at this location.

(Continued)

STAFF REPORT 2015-AP3-001 (Continued)

- ◇ Staff supports this request, because the petitioner provided documentation that substantial changes have been made from the previous request. This is not, however, an endorsement and support of a variance petition that is likely to be filed if this request were approved.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-3 Fraternal organization

SURROUNDING ZONING AND LAND USE

North -	SU-1	Religious uses
South -	C-3	Commercial uses
East -	C-3	Commercial uses
West -	C-3	Commercial uses

COMPREHENSIVE PLAN (2007) Recommends special use for the subject site.

THOROUGHFARE PLAN This portion of North Post Road is designated on the Official Thoroughfare Plan as a primary arterial, with an existing 100-foot right-of-way and a proposed 120-foot right-of-way.

SITE PLAN File-dated, November 11, 2014

FINDINGS OF FACT File-dated, November 11, 2014

ZONING HISTORY

SUBJECT SITE

2014-UV3-031, 1040 North Post Road; Requested a variance of use of the Wireless Communication Zoning Ordinance to provide for a wireless communications facility, with a 120-foot tall monopole tower (not permitted), with a six-foot lightning rod, and with accessory equipment cabinets and structures, **denied**.

VICINITY

2013-CZN-812 / 2013-CVR-813, 9040 East 10th Street (south of site); Requested rezoning of 4.36 acres from the D-3 and C-3 Districts to the C-S classification to provide of C-3C uses (excluding residential uses), C-2 uses (excluding residential uses) and a self-storage facility and a variance of development standards of the Commercial Zoning Ordinance to provide for self-storage buildings and parking lots with zero-foot side yard and reduced parking, **approved**.

2008-DV2-036. 1065 North Post Road (north of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for a credit union, with two drive-through lanes, with reduced setbacks, and stacking space and maneuvering within the required front yard, **granted**.

(Continued)

STAFF REPORT 2015-AP3-031 (Continued)

2008-UV2-033, 8930 East 10th Street (south of site); Requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for automobile body restoration, with a fence outdoor storage area, **granted.**

2007-DV3-019, 1002 North Post Road (south of site); Requested a variance of development standards of the Commercial Zoning Ordinance to provide for an outdoor seating area and legally establish a zero-foot landscaping strip, **granted.**

2006-DV2-044, 8906 East 10th Street (south of site); Requested a variance of development standards of the Sign Regulations to provide for the replacement of a manual reader-board component of an existing pole sign, with an electronic variable message sign component within 85 feet of a protected district, **withdrawn.**

2003-DV2-038, 1975 North Post Road (south of site); Requested a variance of development standards of the Sign Regulations to provide for a pylon sign, within 600 feet of a protected district, **granted.**

99-Z-144, 1065 North Post Road (north of site); Requested rezoning of 2.0 acres from the D-3 District to the C-3 classification to provide for a dental office, and other office uses, **approved.**

96-Z-222, 990 North Boehning Avenue (south of site); Requested rezoning of .052 acres from the C-3 and D-3 Districts to the D-8 classification to provide for residential development, **approved.**

96-Z-101, 9150 East 10th Street (south of site); Requested rezoning of 3.0 acres from the C-1 District to the SU-1 classification to provide for religious uses, **approved.**

96-UV1-91, 8992 East 10th Street (south of site); Requested a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a home remodeling contractors office and outdoor display with reduced setbacks, **granted.**

88-V3-35, 901 North Post Road (south of site); Requested a variance of development standards of the Sign Regulations to provide for a 5.2-tall ground sign and for three double-faced sign, **granted.**

87-Z-12, 1001 North Post Road (south of site); Requested rezoning of 0.66 acre from the D-3 District to the C-4 classification to conform to the existing restaurant use, **approved.**

86-UV2-61, 1007 North Post Road (south of site); Requested a variance of use and development standards of the Sign Regulations to provide for a pole sign within the required setback and for wall signs, **denied.**

72-Z-76, 9010 East 10th Street (south of site); Requested rezoning of 5.07 acres from the D-3 District to the C-3 classification, **approved.**

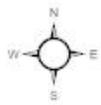
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STAFF REPORT 2015-AP3-031 (Continued)

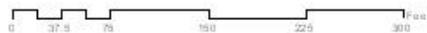
69-Z-284, 9008 East 10th Street (south of site); Requested rezoning of 6.4 acres from the D-3 District to the C-3 classification, **approved.**

62-V-169, 9122 East 10th Street (south of site); Requested a variance of use and development standards to provide for an apartment complex, **granted.**

kb



1040 North Post Road



T-Mobile
 6215 MACENCI TRAIL
 INDIANAPOLIS, IN 46258
 OFFICE: 317-347-7071
 FAX: 317-347-7019

APPROVALS
 T-MOBILE _____
 LANDLORD _____
 LEASING _____
 R.F. _____
 ZONING _____
 CONSTRUCTION _____

PROJECT NO:	97-7098	
DRAWN BY:	R.E.N.	
CHECKED BY:	M.A.N.	
1	05/15/14	ZO.S
2	05/16/14	ZO.S
3	05/19/14	ZO.S
4	10/28/14	ZO.S
5	02/11/15	ZO.S

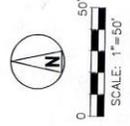
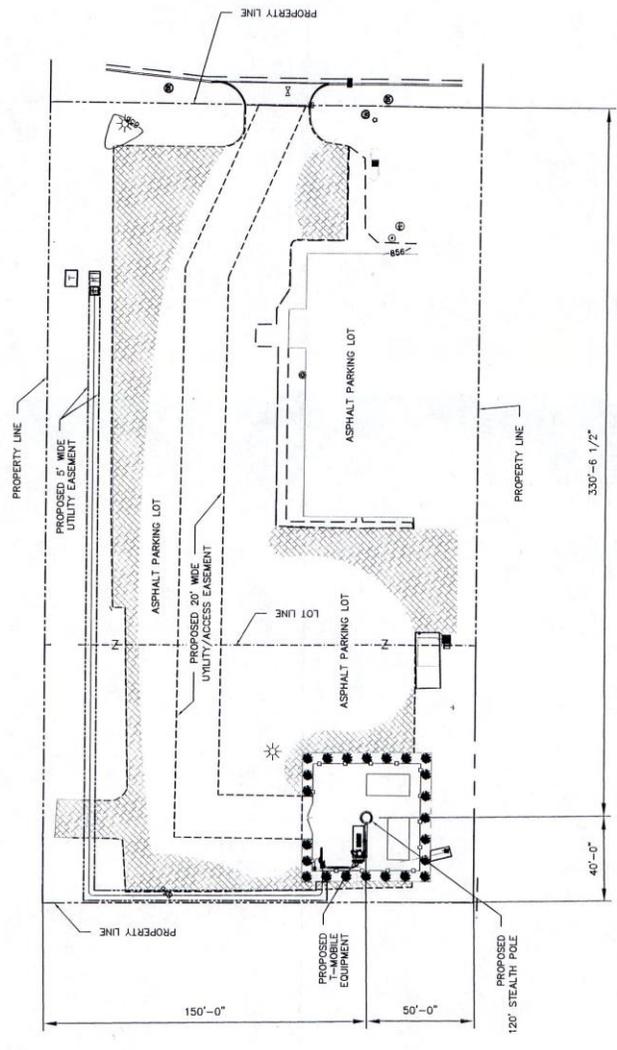
FIRST GROUP ENGINEERING INC.
 CONSULTING ENGINEERS
 4926 LAKESIDE BLVD
 INDIANAPOLIS, INDIANA 46276
 P.E. (317) 890-8649
 FAX (317) 890-8660
 MW04618B
 KNIGHTS OF COLUMBUS

STEALTH POLE
 1040 N. POST ROAD
 INDIANAPOLIS, IN 46219

SHEET TITLE
DIMENSIONS TO PROPERTY LINES
 SHEET NUMBER
C-1

METROPOLITAN DEVELOPMENT
FEB 11 2015
 DIVISION OF PLANNING

DENNIS W. COBB
 REGISTERED
 No. 16239
 STATE OF INDIANA
 PROFESSIONAL ENGINEER
 2/11/15
Dennis W. Cobb



DIMENSIONS TO PROPERTY LINES

T-Mobile
 6215 MORENCI TRAIL
 INDIANAPOLIS, IN 46288
 OFFICE: 317-347-7071
 FAX: 317-347-7019

APPROVALS
 T-MOBILE _____
 LANDLORD _____
 LEASING _____
 R.F. _____
 ZONING _____
 CONSTRUCTION _____

PROJECT NO: 97-7098

DRAWN BY: _____

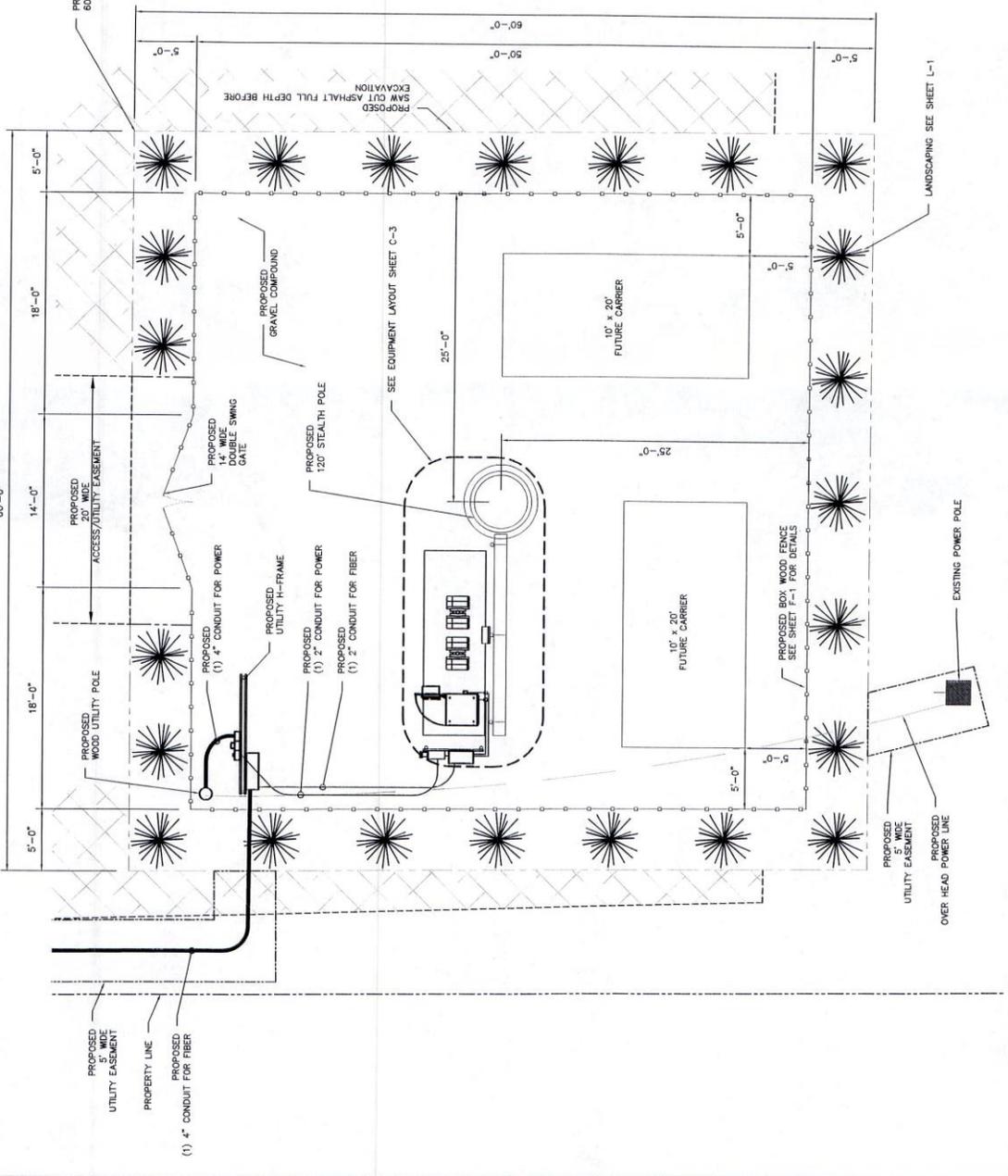
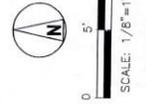
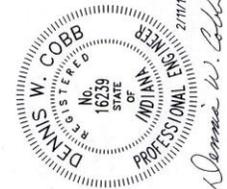
CHECKED BY: _____

NO.	DATE	DESCRIPTION
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2.	10/16/14	ZD.8
3.	10/19/14	ZD.8
4.	10/21/14	ZD.8
5.	10/21/15	ZD.8

FIRST GROUP ENGINEERING INC.
 CONSULTING ENGINEERS
 6626 LAKESIDE BLVD.
 INDIANAPOLIS, INDIANA 46278
 TEL: (317) 596-6649
 FAX: (317) 596-6649
 MNO: 046188
 KNIGHTS OF COLUMBUS
 STEALTH POLE
 1040 N. POST ROAD
 INDIANAPOLIS, IN 46219

SHEET TITLE
COMPOUND LAYOUT
 SHEET NUMBER
C-2

METROPOLITAN DEVELOPERS
 PROPOSED 60'x60' LEASE AREA
 FEB 11 2015
 DIVISION OF PLANNING



METROPOLITAN DEVELOPMENT
 FEB 11 2015
 DIVISION OF PLANNING

T-Mobile
 6215 MURKIN TRAIL
 INDIANAPOLIS, IN 46286
 OFFICE: 317-347-7071
 FAX: 317-347-7019

APPROVALS
 T-MOBILE _____
 LANDLORD _____
 LEASING _____
 R.F. _____
 ZONING _____
 CONSTRUCTION _____

PROJECT NO: 97-7098

DRAWN BY: _____

REVISIONS: _____

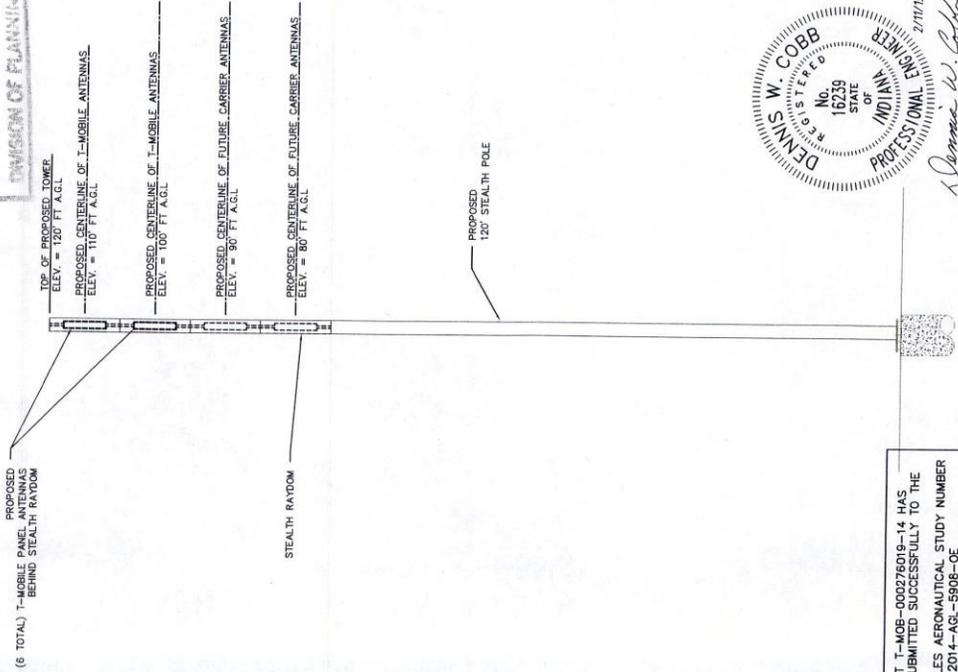
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2	05/16/14	ZD's
3	05/19/14	ZD's
4	07/28/14	ZD's
5	02/11/15	ZD's

FIRST GROUP INC.
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 KNIGHTS OF
 COLUMBUS

STEALTH POLE
 1040 N. POST ROAD
 INDIANAPOLIS, IN 46219

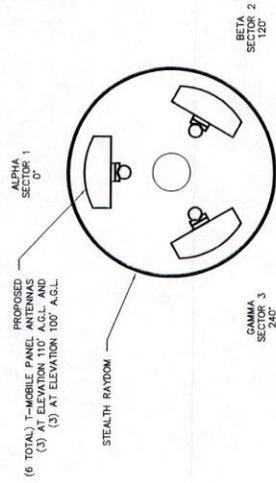
SHEET TITLE
 TOWER ELEVATION
 AND DETAILS

SHEET NUMBER
 C-4



PROJECT T-MOB-000276019-14 HAS BEEN SUBMITTED SUCCESSFULLY TO THE FEDERAL AVIATION ADMINISTRATION FOR T-MOBILES AERONAUTICAL STUDY NUMBER (ASN): 2014-AG-5808-0E

ANTENNA PLAN 1 N.T.S. 2 TOWER ELEVATION N.T.S.



T-Mobile
 6215 MORENCI TRAIL
 INDIANAPOLIS, IN 46268
 OFFICE: 317-347-7071
 FAX: 317-347-7019

APPROVALS
 T-MOBILE _____
 LANDLORD _____
 LEASING _____
 R.F. _____
 ZONING _____
 CONSTRUCTION _____

PROJECT NO: 97-7098

DRAWN BY: R.E.N.

CHECKED BY: M.A.N.

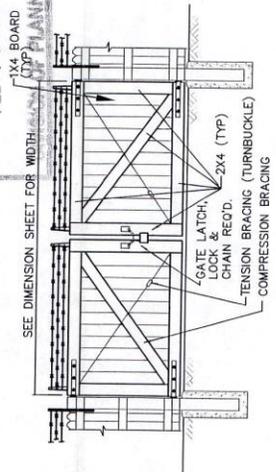
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2	05/16/14	ZD.s
3	05/19/14	ZD.s
4	10/28/14	ZD.s
5	02/11/15	ZD.s

FIRST GROUP ENGINEERING INC.
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 INDIANAPOLIS, IN 46202
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 FAX: (317) 594-9849
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 KNIGHTS OF COLUMBUS
 STEALTH POLE
 1040 N. POST ROAD
 INDIANAPOLIS, IN 46219

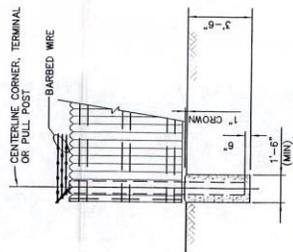
SHEET TITLE
FENCING DETAILS

SHEET NUMBER
F-1

METROPOLITAN DEVELOPMENT
 FEB 11 2015
 1X4 BOARD
 SEE DIMENSION SHEET FOR WIDTH
 METROPOLITAN PLANNING



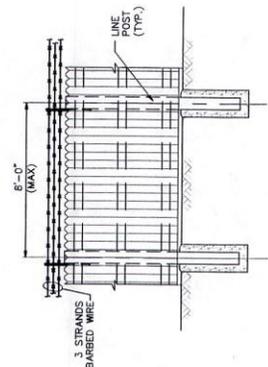
WOODEN SWING GATE DOUBLE WITH BARBED WIRE



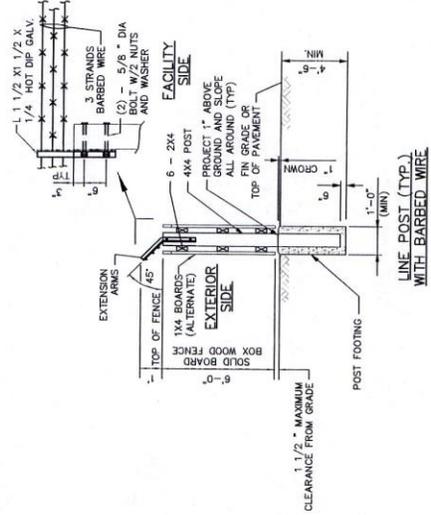
CORNER GATE OR PULL POST (TYP.) WITH BARBED WIRE

TYPICAL BOX WOOD FENCING NOTES

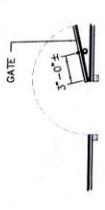
- ALL WOOD FENCE POSTS AND RAILS SHALL BE NO. 2 PINE CCA PRESURE TREATED LUMBER.
- POCKETS SHALL BE 7/8" THICK NO. 1 SPRUCE.
- CORNER AND GATE POSTS SHALL BE 6X6 NO.2 PINE CCA PRESURE TREATED LUMBER.
- ALL HARDWARE SHALL BE HOT DIP GALVANIZED.
- T-MOBILE SHALL MAINTAIN (REPAIR AND REPLACE AS NECESSARY) THE FENCE AS PROPOSED IN THESE PLANS.



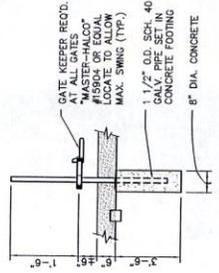
TYPICAL ELEVATION WITH BARBED WIRE



LINE POST (TYP.) WITH BARBED WIRE



PLAN VIEW



SIDE VIEW

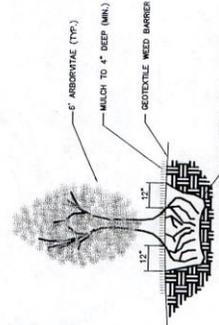
TYPICAL FENCE AND GATE DETAILS
 N.T.S.

LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT JOB SITE, INSPECT EXISTING CONDITIONS AND RECORD INFORMATION AND DISCREPANCY BETWEEN PLAN AND PLANT LIST. PLAN SHALL GOVERN IN CASES OF DISCREPANCY.
- ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK. PLANT MATERIAL SHALL BE GUARANTEED TO BE HEALTHY, VIGOROUS AND FREE FROM DISEASE AND PESTS AT THE AMERICAN STANDARDS FOR NURSERY STOCK. NO BARE ROOT OR PAPER GRADE MATERIAL WILL BE ACCEPTED.
- GUARANTEE OF PLANTS FOR ONE (1) YEAR SHALL BEGIN AFTER ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY, VIGOROUS CONDITION FOR THE ENTIRE TERM OF THE GUARANTEE PERIOD. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS.
- THE CONTRACTOR SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP PLANT MATERIAL IN A THRIVING CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES.
- MULCHING AND WATERING OF ALL TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.
- MAINTAIN EXISTING DRAINAGE PATTERNS WHERE APPLICABLE.

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT JOB SITE, INSPECT EXISTING CONDITIONS AND RECORD INFORMATION AND DISCREPANCY BETWEEN PLAN AND PLANT LIST. PLAN SHALL GOVERN IN CASES OF DISCREPANCY.
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- MULCHING AND WATERING OF ALL TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.
- MAINTAIN EXISTING DRAINAGE PATTERNS WHERE APPLICABLE.

IT IS INTENDED THAT THIS SITE WILL MATCH EXISTING GROUND ELEVATIONS AND WILL MAINTAIN EXISTING DRAINAGE PATTERNS WHERE APPLICABLE.



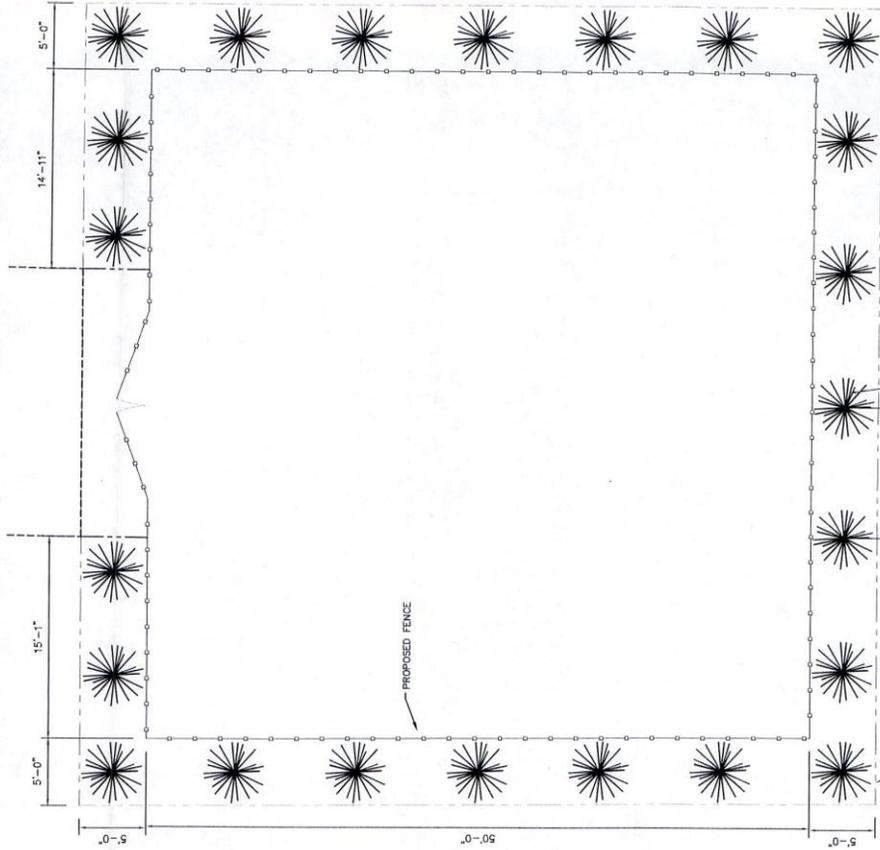
- NOTES:
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
 - SPECIFIED PLANTING MIX WATER AND TAMP TO REMOVE AIR POCKETS.
 - PLANTING MIX SHALL BE 2/3 TOPSOIL AND 1/3 SPHAGNUM PEAT.

Evergreen Tree Planting Detail

PLANT SCHEDULE

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SYMBOL	SIZE
23 EACH	BRANDON PYRAMADAL	ARBORVITAE		6'
8 CYS		SHREDED BARK MULCH		

NOTE: CALIPER SHALL BE 2 1/2" MEASURED AT 40" ABOVE GROUND



LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

NOTE:
THESE DRAWINGS ARE IN NO WAY AN INDICATION OF APPROVAL OF ANY ITEM(S) PERTAINING TO THE CONSTRUCTION OF THIS PROJECT, OTHER THAN PLANTS AND LANDSCAPING MATERIAL.
SOIL CONDITIONS HAVE NOT BEEN TESTED. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE IF ANY CONDITIONS ARE NOT SATISFACTORY.

T-Mobile
8215 MORENCI TRAIL
INDIANAPOLIS, IN 46268
OFFICE: 317-347-7071
FAX: 317-347-7019

APPROVALS

T-MOBILE _____
LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____

PROJECT NO: 97-7098
DRAWN BY: _____
CHECKED BY: _____
M.A.N. _____

1	05/15/14	ZD.s
2	05/15/14	ZD.s
3	05/19/14	ZD.s
4	10/28/14	ZD.s
5	02/11/15	ZD.s

FIRST GROUP ENGINEERING INC.
CONSULTING ENGINEERS
9808 LAKESHORE BLVD
INDIANAPOLIS, INDIANA 46278
PH: (317) 596-9649
FAX: (317) 596-9560
MW04618B
KNIGHTS OF COLUMBUS

STEALTH POLE
1040 N. POST ROAD
INDIANAPOLIS, IN 46219

SHEET TITLE
LANDSCAPE DETAILS
SHEET NUMBER
L-1



View from site looking north



View of proposed facility location looking south



View of proposed facility looking southwest



View from site of adjacent commercial uses to the east of proposed facility



View looking north at abutting religious uses



View from site of adjacent commercial uses to the west of the proposed facility

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

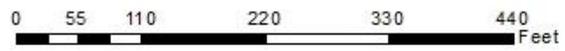
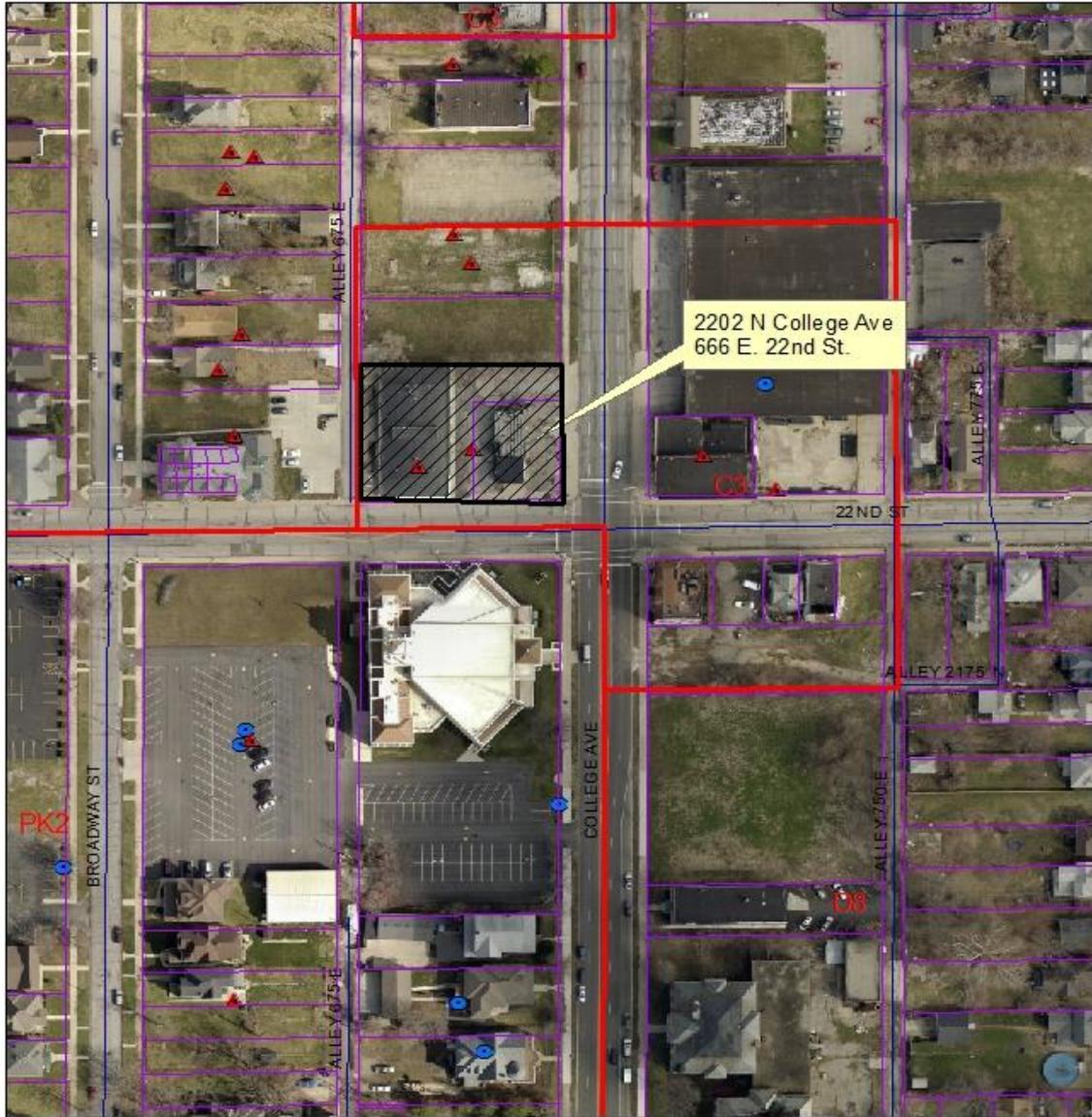
Case Number: 2014-DV3-037
Address: 2202 North College Avenue and 666 East 22nd Street (approximate address)
Location: Center Township, Council District #9
Zoning: 0.48 acre, C-3
Petitioner: Guru-Kirpa Real Estate, LLC, by David and Justin Kingen
Request: Variance of development standards of the Commercial Zoning Ordinance to provide for a convenience store:
a) with 28, 162-square foot parking spaces, with 20 spaces having deficient maneuvering area (29 parking spaces required, 180-square foot parking spaces required, adequate maneuvering area required),
b) with an access drive with a 7.8-foot front setback (40 feet from the centerline) from College Avenue (10-foot setback required, 70-foot setback from the centerline required),
c) with a trash enclosure and four parking spaces, with a zero-foot west side transitional yard (10-foot side transitional yard required along an alley),
d) with carryout food service within approximately 20 feet of a D-8 zoned protected district (100-foot separation required), and
e) with outdoor seating and dining (not permitted).

Staff requested a continuance of 2014-DV3-037 from the October 21, 2014 hearing to the November 18, 2014 hearing to provide time for the petition to be revised and the required public notice provided.

Petition 2014-DV3-037 was continued from the November 18, 2014 hearing to the December 16, 2014, as required legal notice had not been provided. Notice was not provided for the December 16, 2014 hearing, so this petition was continued to the January 20, 2015 hearing. Notice was not provided for the January 20, 2015 hearing, the February 17, 2015 hearing or the April 21, 2015 hearing, so this petition was continued until the May 19, 2015 hearing. In order to further modify plans, the petitioner's representative is requesting a **continuance to the June 16, 2016 hearing.**

(Continued)

2014-DV3-037



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2015-DV3-009
Address: 3690 Central Avenue (approximate address)
Location: Center Township, Council District #9
Zoning: D-3
Petitioner: Audrey M. Chandler, by Nancy A. Long and Paul J. Lambie
Request: Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a front porch, with a five-foot setback from 37th Street (25-foot setback required) and to legally establish and provide for a 0.5-foot south side setback and nine-foot aggregate side setback, a 22-foot front setback along Central Avenue and 54% open space (six-foot side and 16-foot aggregate setback required, 30-foot front setback required, 70% open space required).

ADDENDUM for May 19, 2015

This petition was continued from the from the April 21, 2015 hearing to the May 19, 2015 hearing, at the request of the petitioner.

The petitioner has submitted additional information for the file, a Conditional Agreed Maintenance Agreement. The agreement provides the petitioner a three-foot easement, in the area of the attached garage, on the adjoining property to the south. The purpose of the easement is to help mitigate concerns regarding the deficient setback.

The easement as proposed does provide some relief for the setback request. However, staff still has concerns with the proximity of the adjacent structure, that there is still inadequate space between structures to mitigate any adverse impacts and provide the minimum area necessary for maintenance.

Therefore, Staff continues to **recommend denial** of the request to legally establish and provide for a 0.5-foot south side setback and nine-foot aggregate side setback.

RECOMMENDATIONS

Staff **recommends denial** of the request to legally establish and provide for a 0.5-foot south side setback and nine-foot aggregate side setback.

Staff **recommends approval** of the remainder of this petition, subject to the following condition:

A revised site plan shall be submitted for and subject to Administrator's Approval, within 30 days from the grant of the variance.

(Continued)

STAFF REPORT 2015-DV3-002 (Continued)

SUMMARY OF ISSUES

LAND USE

- ◇ The subject site, zoned D-3, is improved with a single-family dwelling building, with an attached garage. This petition would provide for and legally establish the setbacks and open space ratio of 54%.
- ◇ Adjacent properties to the north, west and south are developed with single-family dwellings in the D-3 Zoning District. The adjacent property to the east is developed as a single-family dwelling in the D-5 Zoning District.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The 0.5-foot south side setback and nine-foot aggregate side setback is largely a result of an attached garage that was built in 2013-2014, without permits. The garage setback does not provide adequate space between structures to mitigate any adverse impacts and provide the minimum area necessary for maintenance. If the garage were removed, the south side setback and aggregate setback development standard would be met. Therefore, Staff recommends denial of this portion of the petition.
- ◇ The requested setback reductions for Central Avenue and East 37th Street are largely a result of the site being a corner lot, with two front setbacks. Therefore, there is a practical difficulty in complying with the depth based development standards for front setbacks.
- ◇ Additionally, a second practical difficulty exists for the setbacks and the open space requirements because of the mismatch between the zoning district and the lot size. The lot, at less than 6,000 square feet, is a D-5 sized lot. However, this site is within the D-3 district, which includes standards that would be difficult to meet, particularly when proposing development consistent with the neighborhood. If the attached garage would be removed as recommended by Staff, then the open space would increase to 58%.

(Continued)

STAFF REPORT 2015-DV3-002 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-3 Single-family dwelling

SURROUNDING ZONING AND LAND USE

North - D-3 Single-family dwelling
South - D-3 Single-family dwelling
East - D-5 Single-family dwelling
West - D-3 Single-family dwelling

NEIGHBORHOOD PLANNING AREA The Mapleton Fall Creek Neighborhood Land Use Plan recommends 5-8 Dwelling Units Per Acre.

THOROUGHFARE PLAN This portion of North Central Avenue is designated in the Official Thoroughfare Plan as a primary arterial, with a 60-foot existing and proposed right-of-way. 37th Street is not classified on the Official Thoroughfare Plan.

SITE PLAN File-dated March 16, 2015

FINDINGS OF FACT File-dated March 16, 2015

ZONING HISTORY

2006-DV3-030; 326 East 37th Street (west of site), requested a variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a six-foot tall fence (minimum 42-inch tall fence permitted), in the right-of-ways of 37th Street and Ruskin Place (fences not permitted in the right of way), within the clear-site triangle, **granted**.

2005-SE1-006; 3703 Washington Boulevard (west of site), requested a special exception of the Dwelling Districts Zoning Ordinance to provide for religious uses within an existing single-family dwelling, with a maximum seating capacity of 20 in the largest meeting room, with five off-street parking spaces, and with a three-foot tall, nine-square foot ground sign located seven feet from the right-of-way of Washington Boulevard, **granted**.

95-UV2-105; 3675 North Washington Boulevard (west of site), requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for office for social work and counseling in an existing residential building (not permitted) and a variance of development standards of the Sign Regulations to provide for the placement of a three-foot tall ground sign, **granted**.

84-UV1-23; 3740 North Central Avenue, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a 315-square foot addition to an existing doctor's office, three feet from the rear property line, **granted**.

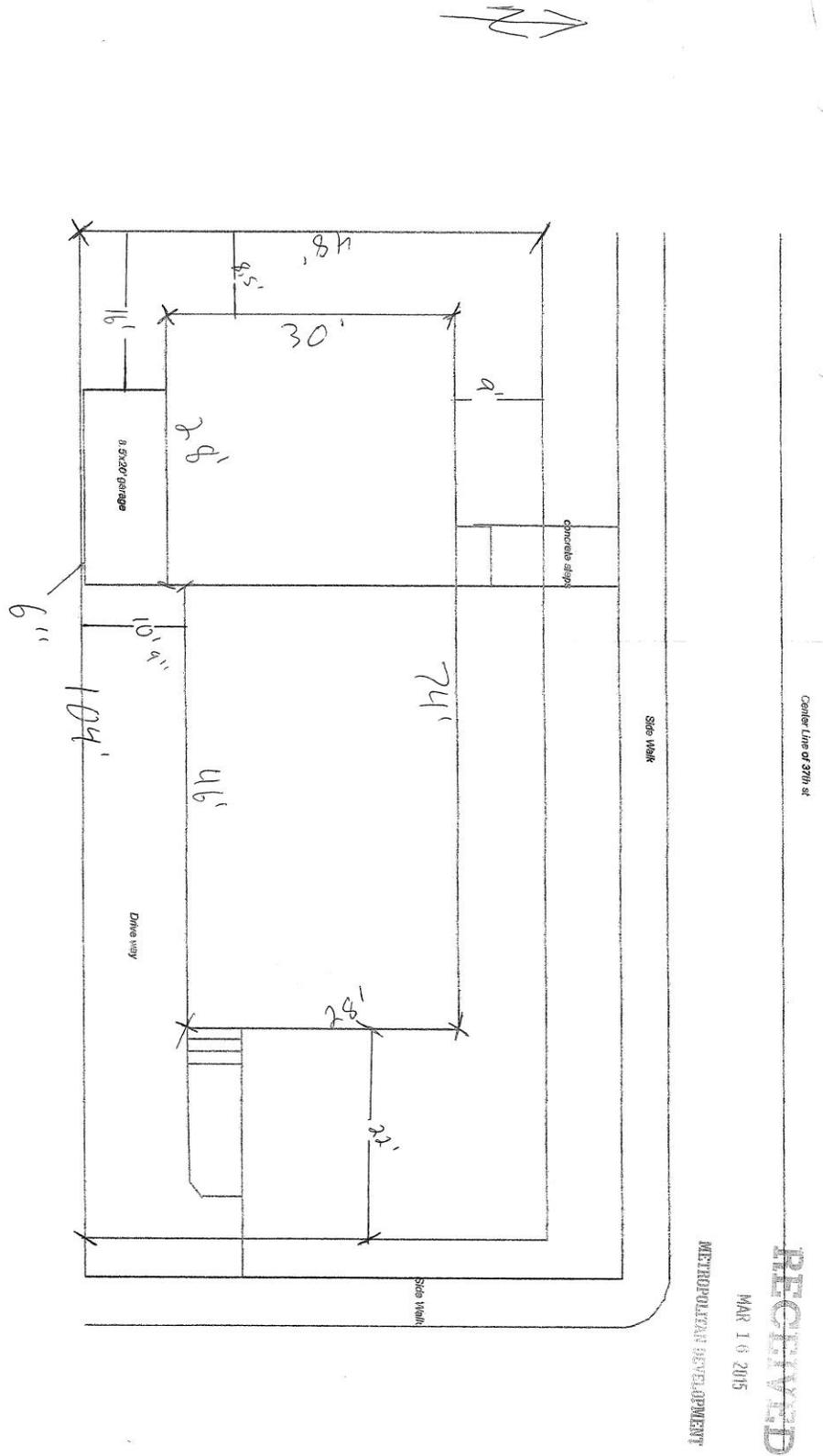
49-V-413; 3714 North Central Avenue, requested a variance of development standards to provide for enclosure of front porch setback, **granted**.

RU *****

STAFF REPORT 2015-DV3-009 (Continued)

2015-DV3-009: Location Map





2015-DV3-009: Pictures



View of subject site looking west



View of existing 22-foot setback along Central Avenue looking south



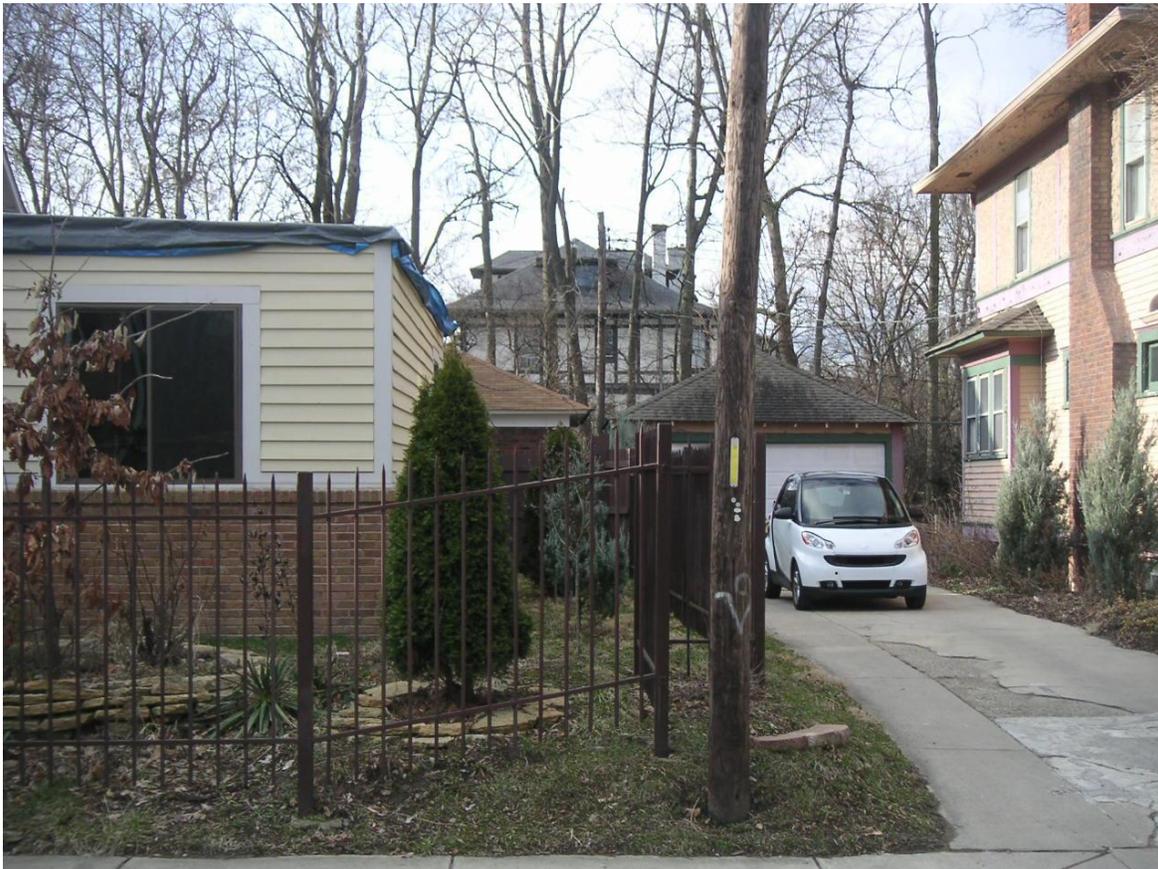
View of front porch with five-foot setback from 37th Street looking south



View of front porch with five-foot setback from 37th Street looking west



View of existing south side setback looking west



View of existing side setback looking south



View of adjacent parcel to the north, looking north



View of adjacent parcel to the south, looking west

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2014-UV3-003 (Amended)
Address: 11498 Maze Road
Location: Franklin Township, Council District #25
Zoning: D-A
Petitioner: Robert J Sellers Revocable Trust, by Michael Walsh
Request: Variance of use and development standards of the Dwelling Districts Zoning Ordinance to legally establish a machine shop (not permitted) in an existing pole barn (accessory structure not permitted without a primary structure), with a 57-foot rear setback (75-foot rear setback required) on a 150-foot wide lot (250 feet of lot width required) without direct access to a public street (direct access to a public street required); and to legally establish a second lot with 80 feet of street frontage and lot width (125 feet of street frontage required and 250 feet of lot width required).

ADDENDUM FOR MAY 19, 2015

This petition was continued from the April 21, 2015, hearing to the May 19, 2015, hearing, at the request of the petitioner to provide additional time to combine two parcels, prepare a deed, and record the deed.

ADDENDUM FOR APRIL 21, 2015

This petition was continued from the March 17, 2015, hearing at the request of the petitioner to provide additional time to combine two parcels, prepare a deed, and record the deed.

ADDENDUM FOR MARCH 17, 2015

This petition was continued from the February 17, 2015, hearing to the March 17, 2015, hearing at the request of the petitioner to provide additional time to combine two parcels, prepare a deed, and record the deed.

ADDENDUM FOR FEBRUARY 17, 2015

This petition was continued from the January 20, 2015, hearing to the February 17, 2015, hearing at the request of the petitioner to provide additional time to combine two parcels, prepare a deed, and record the deed.

ADDENDUM FOR JANUARY 20, 2015

This petition was continued from the December 6, 2014, hearing to the January 20, 2015, hearing at the request of the petitioner to provide additional time to combine two parcels, prepare a deed, and record the deed.

(Continued)

STAFF REPORT 2014-UV3-003 (Continued)

ADDENDUM FOR DECEMBER 6, 2014

This petition was continued from the November 18, 2014, hearing to the December 6, 2014, at the request of the petitioner to provide additional time to finalize the purchase of the site.

ADDENDUM FOR NOVEMBER 18, 2014

This petition was continued from the September 16, 2014, hearing to the November 18, 2014, hearing at the request of the petitioner to provide additional time for continued negotiations for the sale of the site.

ADDENDUM FOR SEPTEMBER 16, 2014

The petition was continued from the July 15, 2014, hearing to the September 16, 2014, hearing to provide time for negotiations for the possible purchase of the site by an adjacent neighbor.

This petition was continued from the February 18, 2014, hearing to the March 18, 2014, to provide time to amend the petition and send new notice. A timely automatic continuance was filed by the Petitioner, continuing this matter to the April 15, 2014, hearing. Staff requested a continuance from the April 15, 2014, hearing to the May 20, 2014, hearing for additional time for the Petitioner to provide an amended request.

ADDENDUM FOR JULY 15, 2014

The petition was continued from the May 20, 2014, hearing to the July 15, 2014, hearing at the request of the petitioner to provide additional time for negotiations with the neighborhood.

RECOMMENDATIONS

Staff **recommends denial** of the request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 7.04-acre site, zoned D-A, is comprised of two parcels developed with a machine shop in an existing pole barn on one parcel and a single-family dwelling on the second parcel. Surrounding properties are zoned D-A and developed with single-family dwellings.
- ◇ The purpose of the D-A District is to provide for a variety of agricultural enterprises, with a secondary intent of large estate development of single-family dwelling. Because no agricultural enterprise exists on these two parcels, development of these parcels would be considered a large estate with a single-family dwelling.

(Continued)

STAFF REPORT 2014-UV3-003 (Continued)

- ◇ These parcels were created in 1990 when they were split from a larger parcel, without the required development standards. Information from the Assessor's Office indicates that the original pole barn was constructed in 1990, followed by additions in 1995 and 2001. It would appear that one Improvement Location Permit (ILP) was issued in 1996 for two accessory buildings being 30 by 40 feet and 40 by 50 feet. At some point in time these two buildings were connected, without the appropriate permits.
- ◇ On November 26, 2013, #VIO13-004661 was issued for operation of a machine shop in a D-A District.

VARIANCE OF USE

- ◇ This request would legally establish a machine shop within the lowest density of the Dwelling Districts Zoning Ordinance (DDZO).
- ◇ The Comprehensive Plan recommends residential development of zero-1.75 units per acre. A machine shop is permitted in I-3 and I-4 Industrial Districts that accommodate medium and heavy industrial uses.
- ◇ The I-3 District "is located away from protected districts and buffered by lighter industrial districts. Where this district abuts protected districts, setbacks are large and enclosure of activities and storage is required."
- ◇ The I-4 District is heavy industrial and "designed for those heavy industrial uses which are typically characterized by certain factors which would be exceedingly difficult, expensive or impossible to eliminate. The industries are, therefore buffered by sufficient area to minimize and detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Whenever practical, this district is removed as far as possible from protected districts and buffered by intervening light industrial districts."
- ◇ It would be inappropriate to allow this industrial use, surrounded by single-family dwellings, to continue to operate. No steps have been taken to provide a buffer or mediate the substantial adverse effect upon the adjacent property owners and residential uses. Lack of appropriate setbacks and the intensity of the use negatively impacts the adjacent property owners and the surrounding residential community.

DEVELOPMENT STANDARDS

- ◇ The DDZO requires development standards for each parcel or lot. Consequently, the requested variances are required. In order to maintain the residential character of the area, a primary structure should exist on each of the parcels. A single-family dwelling exists on the parcel to the east, but development on the western parcel is limited to the pole barn that has been expanded twice since 1990. The building expansions and growth of the machine shop business further intensifies the negative impact upon the surrounding residential community.

(Continued)

STAFF REPORT 2014-UV3-003 (Continued)

- ◇ The required setbacks in the DDZO provide the appropriate distance between the property lines and structures. Maintaining the required distances supports and enhances the low-density residential character of the area and protects the public health, safety, morals, and general welfare of the community.
- ◇ This request would legally establish two parcels with reduced lot widths. The western parcel is 150 feet wide and the eastern parcel is 80 feet wide. When the parcels were created in 1990, the required 250-foot lot width could have easily been met. Consequently, there is no practical difficulty in the use of the property.
- ◇ Only one, of the two parcels, has direct access to a public street. Access to the parcel with the machine shop (western parcel) is gained from a gravel driveway on the parcel to east. Appropriate division of the parcels would have provided access that would be in compliance with the DDZO. Consequently, there is no practical difficulty in the use of the property.
- ◇ The eastern parcel has 80 feet for street frontage when 125 feet is required. By inappropriately sub-dividing these parcels, a number of development standards were violated. These standards provide benefits, particularly related to safety issues and the ability to identify locations and buildings in emergency situations. This situation is further complicated by the fact that the adjacent property to the east violates the DDZO by gaining access, by way of an easement, from the driveway along the eastern boundary of the eastern parcel of this site, creating a situation where one driveway serves three parcels.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-A Industrial uses

SURROUNDING ZONING AND LAND USE

North -	D-A	Single-family dwelling
South -	D-A	Single-family dwelling
East -	D-A	Undeveloped
West -	D-A	Undeveloped

COMPREHENSIVE PLAN
(2007)

Recommends residential development at zero-1.75 units per acre.

THOROUGHFARE PLAN

This portion of Maze Road is designated as a secondary arterial, with a 50-foot existing right-of-way and an 80-foot proposed right-of-way.

SITE PLAN

File-dated, January 10, 2014

AMENDED SITE PLAN

File-dated, April 24, 2014

FINDINGS OF FACT

File-dated, January 10, 2014
(Continued)

STAFF REPORT 2014-UV3-003 (Continued)

ZONING HISTORY

SUBJECT SITE

None.

VICINITY

2014-DV1-010, 11270 Maze Road (west of site); Requesting a variance of development standards of the Dwelling Districts zoning Ordinance to provide for an accessory structure that creates an excess of accessory use and building square footage, **granted.**

2014-DV3-007 11224 Maze Road (north of site); Requesting a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an accessory structure that exceeds the permitted height and in front of the established front building line of the primary structure, an accessory structure prior to construction of a single-family dwelling, an excess in square footage of accessory use and structures, and legally establish a lot with reduced frontage and lot width, **granted.**

2009-DV1-021, 11224 and 11338 Maze Road (west of site); Requesting a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for Tract "A" to be divided into no more than three residential lots, with reduced street frontage and lot width and Tract "B" to be divided into two lots, with reduced lot width, **granted.**

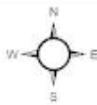
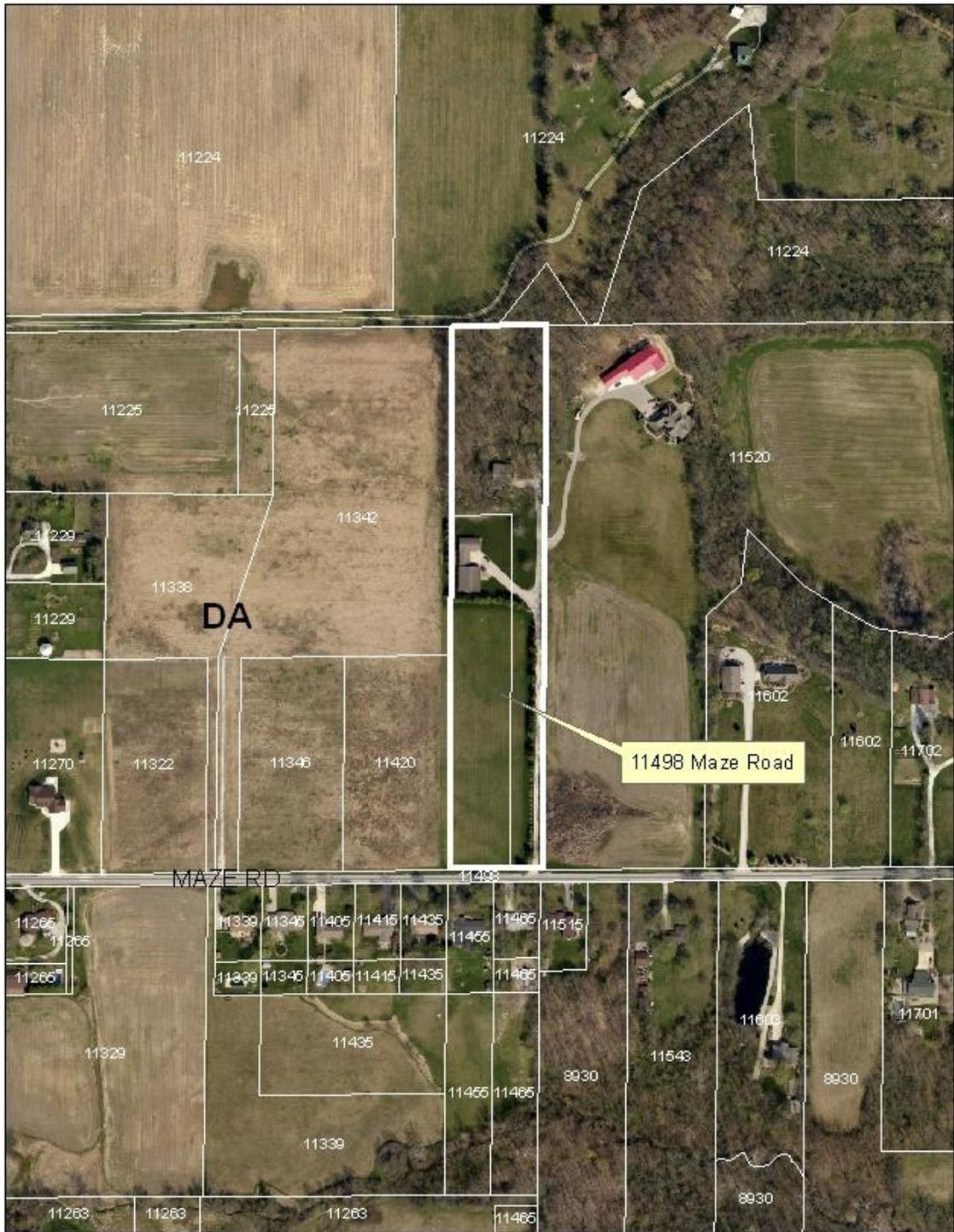
89-UV2-43, 11702 Maze Road (east of site); Requesting a variance of use for the continuation of an electrical contractor's business, **granted.**

89-V3-1, 112621 Maze Road (west of site); Requesting a variance of development standards to provide for the construction of a single-family dwelling reduced street frontage, **granted.**

88-UV2-11, 11702 Maze Road (east of site); Requesting a variance of use to provide for an electrical contracting business with outdoor storage of equipment and materials, **granted.**

82-V2-6, 11219 Maze Road (west of site); Requesting a variance of development standards to provide for the construction of a single-family dwelling on a site without frontage, **granted.**

kb

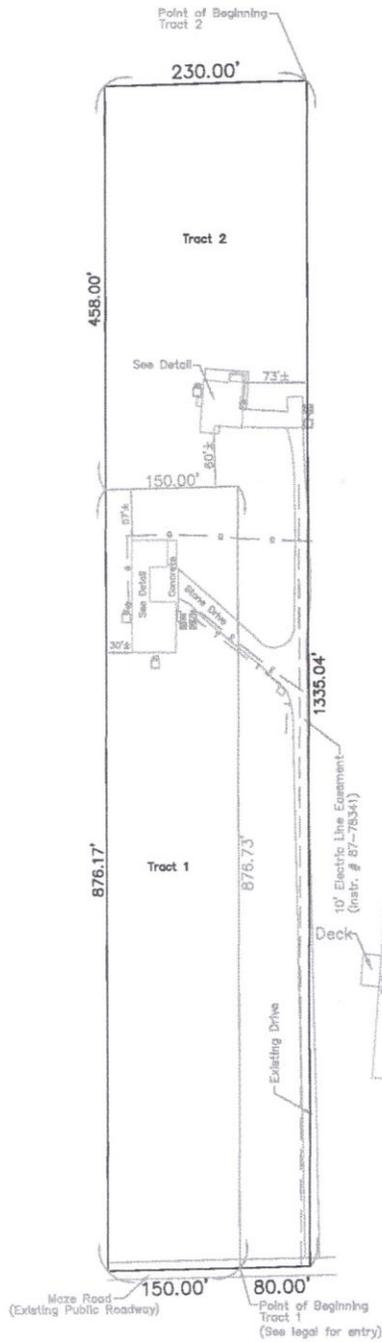


11498 Maze Road



SITE PLAN

"THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT."



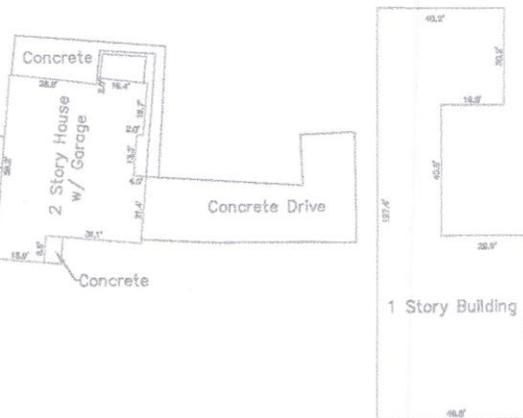
Scale: 1"=150'

Legend

— a —	Buried gas line
— e —	Buried electric line
— t —	Buried telephone line
— O.U.L. —	Overhead Utility Lines
□	Cable box
○	Transformer
○	Electric meter
○	Air conditioner
○	Gas meter
□	Telephone pedestal

Note: A retracement survey is recommended if precise locations are desired.

House Detail (Not to Scale)



HAHN SURVEYING GROUP, INC.
 Surveyors & Engineers
 2850 E. 96th St., Indianapolis, IN 46240
 PHONE: (317) 846-0840 or (317) 846-4119
 FAX: (317) 846-4298 or (317) 582-0662



PREPARED: January 10, 2014
 REVISED: March 10, 2014

Richard A. O'Brian

Richard A. O'Brian
 Registered Land Surveyor,
 Indiana #8800177
 Job No.: 131218
 Sheet 2 of 2

RECEIVED

APR 24 2014

METROPOLITAN DEVELOPMENT



View access on property to the east of site.



View of machine shop looking north from Maze Road



View of machine shop looking northwest



View of dwelling to the north



View of adjacent dwelling to the west



View of dwelling to the south across Maze Road

STAFF REPORT

**Department of Metropolitan Development
Division of Planning - Current Planning Section**

Case Number: 2015-AP3-002
Address: 4838 North Pennsylvania Street (approximate address)
Location: Washington Township, Council District #8
Zoning: C-3 (MSPA)
Petitioner: Sullivan Hardware and Garden Inc., by Gregory S. Fehribach
Request: Waiver of the Refiling Rule to provide for the refiling of a variance of development standards petition, subsequent to the denial of 2014-DV3-036 on December 16, 2014, and prior to the expiration of the twelve-month waiting period.

Petition 2015-AP3-002 has been automatically **continued from the May 19, 2015 hearing, to the June 16, 2015 hearing**, at the request of the petitioner.

RU

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2015-AP3-003
Address: 1301 West 73rd Street (approximate address)
Location: Washington Township, Council District #2
Zoning: SU-2
Petitioner: Sprint, by Derek McGrew
Request: Waiver of the Refiling Rule to permit the refiling of a special exception petition for a wireless communications facility, with a 150-foot tall monopole (mono-pine) tower, subsequent to the denial of 2014-SE3-004 on January 20, 2015, and prior to the expiration of the twelve-month waiting period.

RECOMMENDATIONS

Staff recommends approval of this request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 20-acre site, zoned SU-2, is developed with a school, parking, and athletic fields. Except for the multi-family dwellings to the northwest across West 73rd Street, the site is surrounded by single-family dwellings
- ◇ The wireless communication facility would be located south of the athletic fields and west of the bus garage. The 50-foot by 50-foot leased area would be surrounded by a six-foot tall chain link fence.

APPROVAL

- ◇ This request would approve a waiver of the refiling rule, prohibiting refiling of a request prior to the expiration of the twelve-month waiting period following an adverse decision, subject to filing a finding of fact reflecting a substantial change in circumstances. The Board denied the previous request (2014-SE3-004) on January 20, 2015.
- ◇ The petitioner filed a supporting document, indicating that the design of the tower had changed from a monopole to a stealth mono-pine design. Additionally, landscaping is proposed on the perimeter of the chain link fence surrounding the equipment compound.

(Continued)

STAFF REPORT 2015-AP3-003 (Continued)

- ◇ Staff supports this request, because the petitioner provided documentation that substantial changes have been made from the previous request. This support of the waiver request is not, however, an endorsement and support of the variance petition.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

SU-2	School
------	--------

SURROUNDING ZONING AND LAND USE

North -	D-6 / D-2	Multi-family dwellings
South -	D-2	Single-family dwelling
East -	D-2	Single-family dwelling
West -	D-2	Single-family dwelling

COMPREHENSIVE PLAN (2007) Recommends special use for the subject site.

THOROUGHFARE PLAN This portion of West 73rd is designated as a primary arterial on the Official Thoroughfare Plan, with an existing 110-foot right-of-way, and a proposed 120-foot right-of-way.

SITE PLAN File-dated, October 10, 2014

FINDINGS OF FACT File-dated, November 13, 2014

ZONING HISTORY

SUBJECT SITE

2014-SE3-004, 1302 West 73rd Street; Requested a special exception of the Wireless Communication Zoning Ordinance to provide for a 150-foot tall monopole tower, for a wireless communication facility and associated equipment, **denied.**

2001-DV1-034; Requested a variance of development standards of the Sign Regulations to provide for a pylon sign within 40 feet of a dwelling district, **granted.**

VICINITY

2001-UV2-002, 1612 Westlane Road (west of site); Requested a variance us of the Dwelling Districts Zoning Ordinance to provide for an office within an existing single-family dwelling, **granted.**

96-UV2-43, 1612 Westlane Road (west of site); Requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for the operation of a real estate sales office, **granted.**

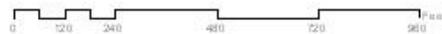
kb



1301 West 73rd Street



1301 West 73rd Street





6100 SPRINT PARKWAY,
 SUITE 0901, COON
 SPRING, MISSOURI, 63011

WT
 W-T COMMUNICATION
 DESIGN GROUP, LLC
 WIRELESS INFRASTRUCTURE

PROJECT NO: 112117
 DRAWN BY: AC
 CHECKED BY: AMG

1	SCALE	REVISED LAYOUTING
2	1/8" = 1'-0"	ADD LAYOUTING
3	1/8" = 1'-0"	REVISED LAYOUTING
4	1/8" = 1'-0"	REVISED LAYOUTING
5	1/8" = 1'-0"	REVISED LAYOUTING
6	1/8" = 1'-0"	REVISED LAYOUTING
7	1/8" = 1'-0"	REVISED LAYOUTING
8	1/8" = 1'-0"	REVISED LAYOUTING
9	1/8" = 1'-0"	REVISED LAYOUTING
10	1/8" = 1'-0"	REVISED LAYOUTING

CHARLES WISNET, P.E., LEED AP
 STATE OF INDIANA
 LICENSE NO. 140000000000000000
 EXPIRES 12/31/15

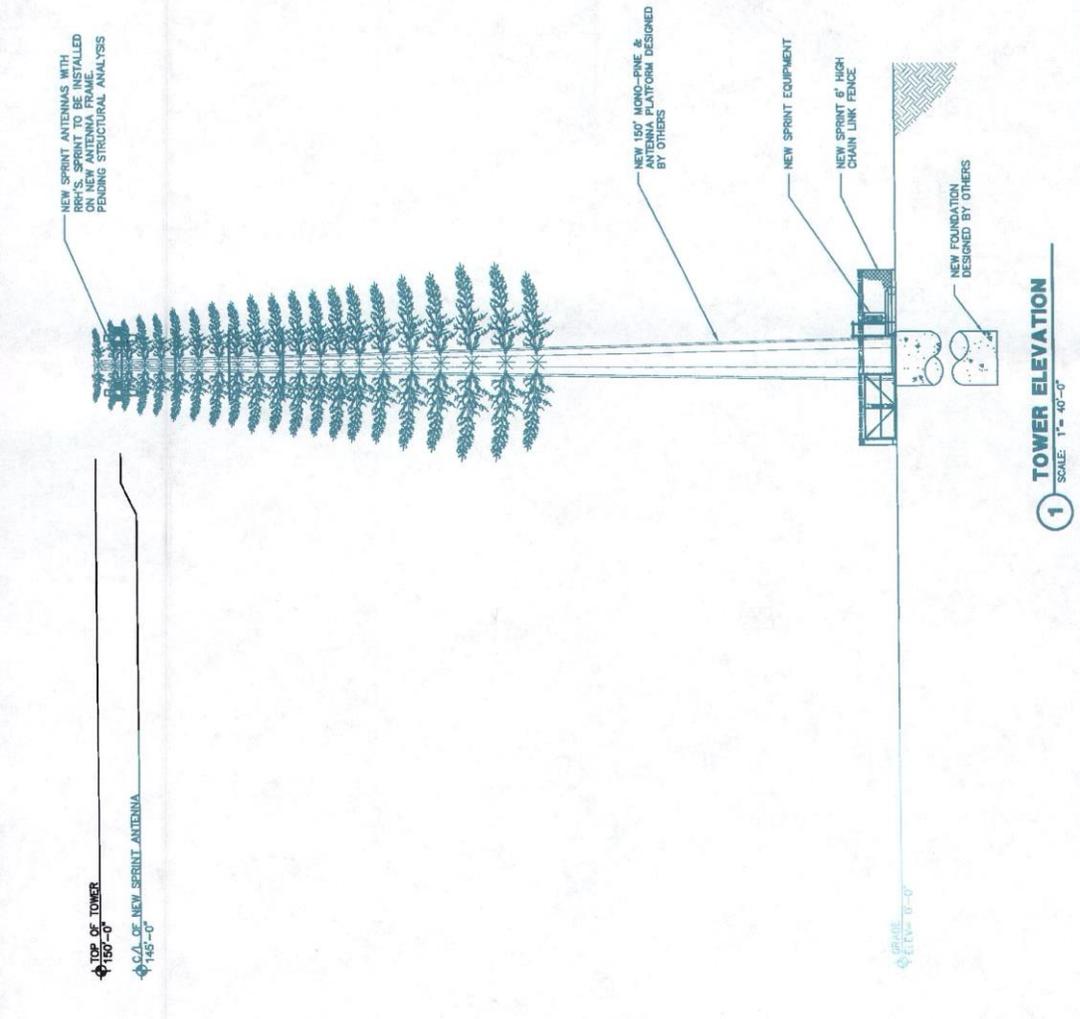
IN85XC002
 WESTLANE
 1301 W. 72ND ST.
 INDIANAPOLIS, IN 46239

SHEET TITLE
 TOWER ELEVATION

SHEET NUMBER
 A-3

NOTE:
 W-T'S SCOPE OF WORK DOES NOT INCLUDE A
 STRUCTURAL EVALUATION OF THIS TOWER OR
 STRUCTURE. W-T'S DESIGN AND CONSTRUCTION
 REQUIREMENTS HAVE NOT BEEN EVALUATED TO VERIFY
 THE TOWER OR STRUCTURE HAS THE CAPACITY
 TO ADEQUATELY SUPPORT THESE ANTENNAS.
 A STRUCTURAL EVALUATION OF THE TOWER OR
 STRUCTURE SHOULD BE PERFORMED.

METROPOLITAN DEVELOPMENT
 APR 16 2015
 DIVISION OF PLANNING





6105 SPRINT PARKWAY,
OVERLAND PARK, KS 66201



W-T COMMUNICATION
DESIGN GROUP, LLC
10000 W. 110th Street
Overland Park, KS 66204
Tel: 913.241.1000 Fax: 913.241.1004
www.wtdesign.com

PROJECT NO: T22277

AC

DRAWN BY:

CHECKED BY: AMG

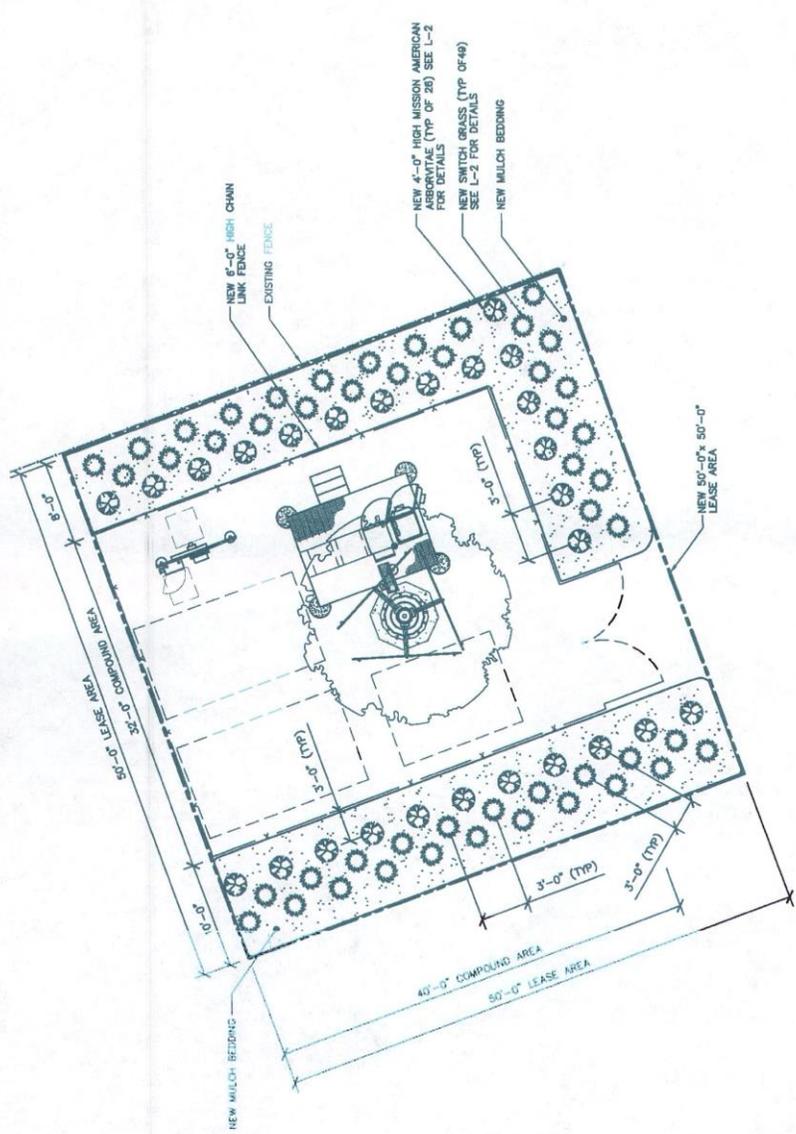
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9	DATE	DESCRIPTION
10	DATE	DESCRIPTION

CAROLYN WISNET, P.A., LEED AP
LANDSCAPE ARCHITECT
LICENSE #001100048
DOMESTIC 12/27/14 ISSUES

IN85XC002
WESTLANE
4301 W. 73RD ST.
INDIANAPOLIS, IN 46209

SHEET TITLE
LANDSCAPING
PLAN

SHEET NUMBER
L-1



METROPOLITAN JEWELL METRO
APR 16 2015
DIVISION OF PLANNING



1 LANDSCAPING PLAN
SCALE: 1" = 10'-0"



View looking east from west boundary line



View looking east from west boundary line



STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2015-DV3-012
Address: 10 West McCarty Street (Approximate address)
Location: Center Township, Councilmanic District # 19
Lot Size: 0.133 acre
Petitioner: Max Shapiro Real Estate Company, by Jason McNeil
Request: Variance of development standards of the Central Business Districts Zoning Ordinance and the Regional Center Zoning Ordinance, to provide for an unpaved parking lot (not permitted), with a zero-foot front setback (eight-foot setback required).

A timely automatic continuance request has been filed by the petitioner, continuing this petition to the **June 16, 2015** hearing. A staff report will be available prior to that hearing.

JY
