

METROPOLITAN BOARD OF ZONING APPEALS

DIVISION ONE

INDIANAPOLIS - MARION COUNTY, INDIANA

January 3, 2012 – Marked Docket

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tues., Jan. 3, 2012, beginning at 1:00 P.M. in the Public Assembly Room, City-County Bldg., 200 E. Washington St., Indianapolis, on the following petitions:

CONTINUED PETITIONS:

- 2011-SE1-001 940 West 16th Street (*Approximate Address*)
Indianapolis, Center Twp.
Cont'd to 2-07-12 CD #15, Zoned I-4-U (FW) (W-1)
Without notice Pic-A-Part, LLC, by S. Gregory Zubek, requests a Special exception of the Industrial Zoning Ordinance to provide for a crusher related to a legal nonconforming vehicle salvage and storage yard (approval did not include the crushing, flattening, compacting or shredding of vehicles, the sale of new parts or the installation of used auto parts sold on site) approved by 2007-LNU-015.
- 2011-SE1-003 3430 North Olney Avenue (*Approximate Address*)
Indianapolis, Center Twp.
DENIED CD #10, Zoned D-5
Dennis A. Vaughn requests a Special exception of the Dwelling Districts Zoning Ordinance to provide for a religious use, with a front deck and handicapped ramp addition and parking in the rear.
- 2011-DV1-030A 5520 West Southport Road (*Approximate Address*)
(*Amended*) Indianapolis, Decatur Twp.
CD #22, Zoned D-A
APPROVED Carlie Lockhart requests a Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a lot, with 48.8 feet of frontage and width (80 feet of lot width and frontage required).
- 2011-DV1-030B 5520 West Southport Road (*Approximate Address*)
(*Amended*) Indianapolis, Decatur Twp.
CD #22, Zoned D-A
DENIED Carlie Lockhart requests a Variance of use of the Dwelling Districts Zoning Ordinance to provide for accessory uses without a primary use, including a 312-square foot cabin, and a 640-square foot accessory building (accessory uses not permitted without primary use).
- 2011-DV1-046 5402 West 34th Street (*Approximate Address*)
Indianapolis, Wayne Twp.
APPROVED CD #7, Zoned D-4

Gerald R. Bougher requests a Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a beauty shop home occupation with a separate entrance (not permitted) and additional off-street parking within the front and side yards (parking beyond minimum requirements not permitted, parking not permitted in any required yard).

2011-DV1-053
(Amended)

4450 Southport Crossing Drive (*Approximate Address*)
Indianapolis, Perry Twp.
CD #24, Zoned C-6

APPROVED

Jimmy Barona requests a Variance of development standards of the Sign Regulations to provide for a forty-foot tall pole sign (maximum 40-foot tall pole sign permitted), being the second on-site sign (maximum one sign permitted within 660 feet of an interstate).

NEW PETITIONS:

2011-DV1-056

3931 South East Street (*Approximate Address*)
Indianapolis, Perry Twp.

**Cont'd 2-07-12
Without notice**

CD #23, Zoned C-5

Robert Okely, by Michael Pflum, requests a Variance of development standards of the Sign Regulations to provide for a 40-foot tall, 360-square foot freestanding sign, with an 80-square foot electronic variable message sign, within 300 feet of a D-4-zoned protected district and with a five-foot front setback (600-foot separation and 15-foot front setback required).

2011-UV1-029

8514 West Washington Street (*Approximate Address*)
Indianapolis, Wayne Twp.

**Cont'd 2-07-12
Without notice**

CD #13, Zoned C-7, D-A and D-3

Shidler's Auto Center, by Stephen D. Mears, requests a Variance of use and development standards of the Dwelling Districts Zoning Ordinance and the Commercial Zoning Ordinance to legally establish

- a) automobile repair and towing service, with outdoor storage (not permitted, storage not permitted within 500 feet of a protected district without the required solid fence or wall),
- b) to legally establish a trash container in front of the established front building line (not permitted), with a 14-foot west side transitional yard
- c) to legally establish parking with a two-foot east side yard and east side transitional yard, without landscaping (10-foot yard and 20-foot transitional yard, with landscaping required), and
- d) to legally establish a paved asphalt area, with a zero foot setback from Washington Street (10-foot front setback, with landscaping required), and

e) to legally establish one handicapped parking space (two spaces required).

Copies of the proposals listed above and all plans and exhibits pertaining thereto are on file and available for examination prior to the hearing in Room 1821 of the City-County Building, Indianapolis, Indiana, between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday.

Written objections to a proposal may be filed with the Secretary of the Metropolitan Board of Zoning Appeals, as appropriate, before the hearing at the above address and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary.

Public hearings are accessible to persons with disabilities. For accommodations needed by persons with disabilities planning to attend the hearing, please call 327-5155, or 317-327-5186 for the hearing impaired, at least forty-eight (48) hours prior to the hearing.

Department of Metropolitan Development
Division of Planning
Current Planning Division