

METROPOLITAN BOARD OF ZONING APPEALS

DIVISION ONE

INDIANAPOLIS - MARION COUNTY, INDIANA

February 7, 2012

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tues., Feb. 7, 2012, beginning at 1:00 P.M. in the Public Assembly Room, City-County Bldg., 200 E. Washington St., Indianapolis, on the following petitions:

TRANSFERRED PETITION:

2011-DV3-046 5036 and 5050 West Washington Street (*Approximate Addresses*)
(Amended) Indianapolis, Wayne Twp.
CD #4, Zoned C-5
Autozone Development Inc., by Jerry W. Kittle, requests a Variance of development standards of the Commercial Zoning Ordinance to provide for a 7,188-square foot addition, with 52 parking spaces (65 required), creating storage area of 10,317 square feet or 56% of the total floor area (accessory uses can not exceed 25% of the total gross floor area of the primary structure or 4,612 square feet), and to legally establish zero loading spaces (one twelve by 55-foot loading space, with maneuverability required).

CONTINUED PETITIONS:

2011-SE1-001 940 West 16th Street (*Approximate Address*)
Indianapolis, Center Twp.
CD #15, Zoned I-4-U (FW) (W-1)
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-DV1-056 3931 South East Street (*Approximate Address*)
Indianapolis, Perry Twp.
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-UV1-020 2350 South Belmont Avenue (*Approximate Address*)
Indianapolis, Center Twp.
CD #19, Zoned I-4-S (FW) & SU-41
JinAn Lin requests a Variance of use of the Industrial Zoning Ordinance and the Special Districts Zoning Ordinance to provide for an automobile salvage yard.
- 2011-UV1-029 (Amended) 8514 West Washington Street (*Approximate Address*)
Indianapolis, Wayne Twp.
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).

NEW PETITIONS:

- 2011-MO1-001 3601 East 9th Street (*Approximate Address*)
Indianapolis, Center Twp.
CD #10, Zoned I-4U
Med Dispose Inc., dba Statewide Medical Services, by Pieter Van Maaren, requests a Modification of the plan of operation for 98-SE1-005, to permit the use of a different type of medical waste sterilizer.
- 2011-DV1-058 1739 East Loretta Drive (*Approximate Address*)
Indianapolis, Perry Twp.
CD #24, Zoned D-3
Frederick Stanley, by Bob Abbott, requests a Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 10 by 36-foot addition to an existing 264-square foot attached garage, creating a two-foot side setback and an eight-foot aggregate setback) and to legally establish two mini-barns with the same two-foot side setback (minimum six-foot side setback and 16-foot aggregate side setback required).
- 2011-DV1-059 4902 South East Street (*Approximate Address*)
Indianapolis, Perry Twp.

CD #23, Zoned C-3

Commercial Net Lease Realty LP and National Retail Properties LP, by David Kingen, request a Variance of development standards of the Sign Regulations to provide for a freestanding sign within 200 feet of an existing freestanding sign to the south, being the third sign within an integrated center with 480 feet of street frontage (300-foot separation required, 900 feet of frontage needed for three signs).

2011-UV1-030

3118 Thorneycroft Drive (*Approximate Address*)

Indianapolis, Pike Twp.

CD #2, Zoned D-3 (FF)

Marcus A. Johnson requests a Variance of use of the Dwelling Districts Zoning Ordinance to legally establish a state certified adult foster care and federally certified medical foster care home, with no more than four seniors at any one time (not permitted).

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