

METROPOLITAN BOARD OF ZONING APPEALS

DIVISION THREE

INDIANAPOLIS - MARION COUNTY, INDIANA

January 17, 2012 – Marked Docket

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tues., Jan. 17, 2012, beginning at 1:00 P.M. in the Public Assembly Room, City-County Bldg., 200 E. Washington St., Indianapolis, on the following petitions:

EXPEDITED PETITIONS:

- 2011-AP3-002 4415 East Washington Street (*Approximate Address*)
Indianapolis, Center Twp.
APPROVED CD #16, Zoned C-3C
Ranjit Dhillon and Jantider Athwal, by David Kingen, request a Waiver of the refilling rule to permit the refilling of a development standards variance petition after the denial of 2011-UV2-020 on September 20, 2011 (No development standards variance petition may be filed for twelve months after the denial of a development standards variance).
- 2011-UV3-022 1420 West Troy Avenue (*Approximate Address*)
Indianapolis, Center Twp.
APPROVED CD #19, Zoned I-3-U (FF)
1315 West Troy LLC, by David Kingen, requests a Variance of use of the Industrial Zoning Ordinance to provide for the sale of new and used, retail and wholesale, wreckers, trucks, rollbacks, landoll trailers and other commercial equipment, including, for example, forklifts and bobcats (retail sales not permitted).
- 2011-DV3-047 501 North Shortridge Road (*Approximate Address*)
Indianapolis, Warren Twp.
APPROVED CD #17, Zoned SU-7
YMCA of Greater Indianapolis, by Timothy E. Ochs, requests a Variance of development standards of the Sign Regulations to provide for a 22.583-foot tall, 132.7-square foot freestanding sign , with a zero-foot setback from the existing right-of-way of Shortridge Road (15-foot setback required).
- 2011-DV3-048 7900 Shelby Street (*Approximate Address*)
Indianapolis, Perry Twp.
APPROVED CD #23, Zoned SU-38
YMCA of Greater Indianapolis, by Timothy E. Ochs, requests a Variance of development standards of the Sign Regulations to provide for a 22.583-foot tall, 132.7-square foot freestanding sign , with a zero-

foot setback from the existing right-of-way of Shelby Street (15-foot setback required).

2011-UV3-025 8090 Georgetown Road (*Approximate Address*)
Indianapolis, Pike Twp.
APPROVED CD #1, Zoned I-2S
Indiana Fire Academy, by Joseph D. Calderon, requests a Variance of use of the Industrial Zoning Ordinance to provide for a soccer training facility (not permitted).

2011-UV3-023 1315-1321 Blaine Avenue (*Approximate Addresses*)
Indianapolis, Center Twp.
APPROVED CD #19, Zoned D-5
Empire Investment Properties, LLC, by Stephen D. Mears, requests a Variance of use of the Dwelling Districts Zoning Ordinance to legally establish two multifamily dwellings, one with six units (1317) and one with five units (1321) and to provide for decks for each (not permitted).

2011-DV3-049 2025 English Avenue (*Approximate Address*)
Indianapolis, Center Twp.
APPROVED CD #16, Zoned I-3U
Estes Express Line, by David Kingen, requests a Variance of development standards of the Industrial Zoning Ordinance and the Sign Regulations to provide for
a) to provide for a truck scale, with an 85-foot front setback from English Avenue and to legally establish parking, two recycling bins, drive aisles and truck maneuvering and parking with a four-foot front yard or 38 feet from the centerline of English Avenue and a zero-foot front yard along Harlan and Fletcher Avenues (100-foot setback from the centerline required, 40-foot transitional setback and 20-foot setback required), and
b) to provide for two, 15-square foot, ten-foot tall directional signs along English Avenue (maximum 2.5 feet tall and six square feet permitted).

2011-DV3-044 943 East 57th Street (*Approximate Address*)
Indianapolis, Washington Twp.
APPROVED CD #3, Zoned D-4
James S. Carr and Sarah M. Kilfoil request a Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 19 by 19-foot detached garage, with a two-foot west side setback and a five-foot aggregate side setback (minimum five-foot side setback and thirteen-foot aggregate side setback required).

2011-DV3-045 4525 East 79th Street (*Approximate Address*)
(Amended) Indianapolis, Washington Twp.
CD #4, Zoned D-A
APPROVED Steve and Heather Douglas, by Scott Schrader, request a Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 23-foot tall, 1,113-square foot detached garage, connected

to the existing dwelling with an open breezeway (20-foot maximum permitted), with a two-foot side and 29.4-foot aggregate side setback (30-foot minimum and 75-foot aggregate setback required), and creating an accessory building area of 2,180.44 square feet or 113.03% of the main floor area of the primary dwelling (maximum 1446.75 square feet or 75% of the main floor area of the primary dwelling permitted).

CONTINUED PETITION:

2011-DV3-046 5036 and 5050 West Washington Street (*Approximate Addresses*)
Indianapolis, Wayne Twp.
Transfer, Div. I CD #4, Zoned C-5
Cont'd to 2-07-12 Autozone Development Inc., by Jerry W. Kittle, requests a Variance of
With notice (sent) 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).

NEW PETITION:

2011-UV3-024 3805 North Sheridan Avenue (*Approximate Address*)
Indianapolis, Lawrence Twp.
Cont'd to 2-21-12 CD #11, Zoned D-3
Pos. with notice Consuelo Sykes requests a Variance of use of the Dwelling Districts
Zoning Ordinance to provide for a beauty salon and nail shop in an
existing single-family dwelling (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