

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION TWO
INDIANAPOLIS, MARION COUNTY, INDIANA
APRIL 10, 2018 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, April 10, 2018, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

EXPEDITED PETITIONS:

- | | |
|--|--|
| 2018-DV2-006
APPROVED | 11816 East McGregor Road
Franklin Township, Council District 25, Zoned D-A
Gregory and Rebecca Nowling
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage, with a five-foot side setback (15-foot side setback required). |
| 2018-DV2-001
(Amended)
APPROVED | 833 Birch Avenue
Center Township, Council District 16, Zoned D-5 (RC)
Two Chicks and a Hammer Inc., by Thadeus Starsiak
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling, with a one-foot separation between dwellings, and an open space of 55.2% open space (10-foot separation and 60% open space required). |
| 2018-DV2-002
(Amended)
APPROVED | 835 Birch Avenue
Center Township, Council District 16, Zoned D-5 (RC)
Two Chicks and a Hammer Inc., by Thadeus Starsiak
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling, with a three-foot side setback, with a one-foot separation between dwellings, and an open space of 50% (minimum 10-foot separation and 60% open space required). |
| 2018-UV1-009
(Amended)
APPROVED | 1648 Cornell Avenue
Center Township, Council District 11, Zoned I-3
Sloan Connection LLC, by Pat Rooney
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling (not permitted), with a 14-foot front setback and a four-foot south side yard and eight-foot north side yard (30-foot front yard and 10-foot side yards required), and an 720-square foot secondary dwelling (not permitted), with a three-foot north side yard, a four-foot south side yard and a 15-foot rear transitional yard (10-foot side yard and 40-foot rear transitional yard required). |
| 2018-UV2-003
APPROVED | 2307 Duke Street
Washington Township, Council District 9, Zoned I-2 |

Lawrence L. Johnson, by Tamara Brown
Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish a dwelling unit (not permitted) associated with an office and research lab.

TRANSFERRED PETITIONS:

2018-UV1-003 2245 West 62nd Street
Transfer, Div. III Washington Township, Council District 8, Zoned D-2
Cont'd to 5-22-18 Tomas Eduardo Meda Revolorio, by David E. Miller
Without notice Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of commercial vehicles and building materials (not permitted) within a 16,000-square foot gravel storage area (not permitted), with zero-foot side setbacks (seven-foot minimum side and 19-foot aggregate side setbacks required).

2018-UV3-005 928 Spruce Street
Transfer, Div. I Center Township, Council District 17, Zoned D-5
Cont'd to 5-1-18 RCA Properties, LLC, by Joshua Pfendler
Without notice Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish a four-unit multi-family dwelling (not permitted).

CONTINUED PETITIONS:

2017-UV2-016 17, 21, 25, 29 and 33 South Ewing Street
DISMISSED Center Township, Council District 12, Zoned I-2
Mary Truett
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish and expand an automobile repair facility (not permitted), and legally establish existing walls within the clear sight triangles of the adjacent streets and alleys (not permitted) and to legally establish existing setbacks of buildings and parking, and to provide for the expansion of parking areas, without landscape yards (not permitted).

2017-UV2-024 2143 and 2145 South Emerson Avenue
Cont'd to 5-15-18 Warren Township, Council District 18, Zoned D-3 and SU-18
Without notice Jack Kesler, by Russell L. Brown
Variance of use of the Consolidated Zoning and Subdivision Ordinance, to permit an automobile sales lot (not permitted), with three storage trailers and a garage to store wrecked automobiles and two storage trailers and a garage for automobiles preparing to be sold (not permitted).

NEW PETITIONS:

- 2018-DV2-003 4535 North Park Avenue
Cont'd to 5-15-18 Washington Township, Council District 7, Zoned D-2 (W-5)
Without notice John Vanausdall and Caroline Kirk, by Andrew Livingston
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage, with access from Park Avenue (access required exclusively from an improved alley).
- 2018-DV2-004 1335 Marlowe Avenue
Transfer, Div. I Center Township, Council District 17, Zoned D-8
Cont'd to 5-1-18 Bones to Homes, LLC, by Joshua Pfendler
Without notice Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the subdivision of a parcel into two lots, with deficient lot frontage and lot width of 26.5 feet (30-foot frontage and lot width required) for the construction of two single-family dwellings, with nine-foot front setbacks, six-foot rear setbacks, three-foot side setbacks, five feet between dwellings, and 40% open space (18-foot front, 15-foot rear and four-foot side setbacks, 10 feet between dwellings, and 55% open space required).
- 2018-DV2-005 5784 Central Avenue
Cont'd to 5-15-18 Washington Township, Council District 2, Zoned D-4
Without notice Geoff and Punam Lively, by Erika McQuinn
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a garage and dwelling addition, with a zero-foot front setback from 58th Street (20-foot front setback required), and to legally establish an accessory building in the established front yard of New Jersey Street, with a zero-foot south side setback (not permitted, four-foot side setback required).
- 2018-UV2-004 1302 East Stop 11 Road
Cont'd to 5-15-18 Perry Township, Council District 24, Zoned D-A
Without notice Ty and Lillian Trieu Phuong, by David A. Retherford
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a nail/pedicure salon (not permitted) within the attached breezeway and garage, including a future expansion), with driveway improvements and a parking lot with an 11-foot west side setback (30-foot side setback required) and with a neon-trimmed, 32-square foot freestanding sign (not permitted).

The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing in Room 1842 of the City-County Building, between the hours of 8:00 AM and 4:30 PM, Monday - Friday. Written objections to a proposal may be filed with the Secretary of the Metropolitan Board of Zoning Appeals, as appropriate, before the hearing at the above address, and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters

contained in said proposals. The hearing may be continued from time to time as may be found necessary. Public hearings are accessible to persons with disabilities. For accommodations needed by persons with disabilities planning to attend the hearing, please call 317-327-5155 at least forty-eight (48) hours prior to the hearing.

Department of Metropolitan Development
Division of Planning
Current Planning Division