

**METROPOLITAN BOARD OF ZONING APPEALS  
DIVISION TWO  
INDIANAPOLIS, MARION COUNTY, INDIANA  
FEBRUARY 12, 2019 – MARKED DOCKET**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County held public hearings on Tuesday, February 12, 2019, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

**EXPEDITED PETITIONS:**

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| 2018-DV2-041<br>(Corrected)<br><b>APPROVED</b> | 755 Terrace Avenue<br>Center Township, Council District 21, Zoned D-5<br>Benchmark Design Homes, LLC, by Jeffrey Willis<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and detached garage, with an eight-foot front setback, 7.5 feet between dwellings and 49% open space (18-foot front, 10 feet between dwellings and 60% open space required).  |
| 2018-DV2-050<br><b>APPROVED</b>                | 1509 South Post Road<br>Warren Township, Council District 18, Zoned I-3<br>James and Jeanne Hulett<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a trucking company, with parking and storage with a zero-foot side setback on a lot with zero feet of frontage (30-foot setback and 75-foot frontage required).   |
| 2019-DV2-001<br><b>APPROVED</b>                | 1605 Fletcher Avenue<br>Center Township, Council District 17, Zoned D-5<br>KDK Group LLC, by Amanda Faux-Smith<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with a 10.5-foot front setback, five and seven feet between primary dwellings, to be attached to an existing garage with a 0.25-foot west side setback and with 30% open space (18-foot front setback, 10 feet between primary dwellings, three-foot side setback and 60% open space). |

**CONTINUED PETITIONS:**

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| 2018-DV2-048<br><b>APPROVED</b> | 4405 and 4505 West 96 <sup>th</sup> Street<br>Pike Township, Council District 1, Zoned C-5<br>Falcon Realty LLC, by J. Murray Clark<br>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 14,629-square foot building addition without providing for sidewalks along 96 <sup>th</sup> Street and |
|---------------------------------|---|

- connecting walkways (sidewalks and walkways required for redevelopment).
- 2018-UV2-025      2940 Cold Spring Road  
**Cont'd to 4-9-19**      Wayne Township, Council District 11, Zoned SU-1 (W-5)  
**With notice**      Marian University, by Timothy E. Ochs  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a temporary gravel parking lot for a university (not permitted).
- 2018-UV2-027      4035 Rockville Avenue  
**DENIED**      Wayne Township, Council District 15, Zoned D-5 (FF)  
Maribel Ramos and Miguel Sanchez  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the parking of three commercial vehicles (not permitted).

**NEW PETITIONS:**

- 2019-UV2-001      1151 West Thompson Road  
**Cont'd to 3-12-19**      Perry Township, Council District 20, Zoned I-2  
**Without notice**      David Allison, by John Cross  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for heavy vehicles sales, rental and repair services (not permitted).
- 2019-UV2-002      640 North Tibbs Avenue  
**APPROVED**      Wayne Township, Council District 15, Zoned D-5  
CC Assets LLC, by Joseph D. Calderon  
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a general contractor's office (not permitted) and a freestanding sign (non-residential freestanding signs 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