

LEGAL NOTICE OF PUBLIC HEARING

Notice is hereby given that the undersigned has filed a petition with the Lawrence Board of Zoning Appeals of Marion County, Indiana, Indiana, requesting the following:

Petition 26LSV14

7834 Fall Creek Drive, Indianapolis, IN 46236

Docket Number

Address of subject property

REQUEST:

The purpose of the hearing is to consider Petition No. 26LSV14, filed by Jonathan Shope, requesting a Variance of Development Standard from the provisions of the City of Lawrence Zoning Ordinance. The Variance of Development Standards requested is the minimum side yard setback requirement applicable to the D-A (Dwelling-Agricultural) zoning district, as set forth in Standard Table 742-103-1. Standard Table 742-103-1 requires a minimum side yard setback of thirty (30) feet from the side property line in the D-A district. Petitioner proposes to construct a new detached, two-car accessory garage with a side yard setback of seventeen and one-half (17.5) feet, resulting in a variance of twelve and one-half (12.5) feet from the minimum required side yard setback.

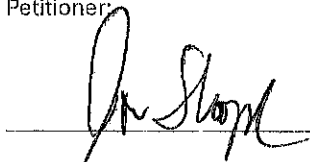
The proposed accessory structure is a two-car detached garage with a mono-slope roof and concrete slab foundation, intended to house Petitioner's personal vehicles. The requested location is necessitated by the topography and wooded condition of the site, which limit the area of the lot that can reasonably accommodate the proposed structure. The proposed 17.5-foot setback aligns with the existing side yard setback of the principal residential structure on the property and with the similarly positioned garage on the adjacent property. An existing single-car carport at the front corner of the property will be demolished in connection with the new construction, and the street frontage will receive new landscaping.

LEGAL DESCRIPTION: Lots 36, 37 and 38 in Fall Creek Highlands, Second Section, as per plat thereof, recorded in Plat Book 20, pages 23 and 24, in the Office of the Recorder of Marion County, Indiana. The property affected by this petition is commonly known as 7834 Fall Creek Drive, Indianapolis, IN 46236

The petition and all exhibits and plans filed therewith may be examined in the Board's office at the Lawrence Government Center, 9001 E. 59th Street, Ste #205, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday. Written objections to the petition may be filed with the Secretary to the Lawrence Board of Zoning Appeals before the hearing at the above address and such objections will be considered. Contacting members of the Lawrence Board of Zoning Appeals regarding a pending petition is prohibited.

A public hearing will be held at the Lawrence Government Center, 9001 E. 59th Street on Tuesday, August 18th, at 6:00 p.m. All interested persons will be given an opportunity to be heard in reference to the matters set out in said petition. The hearing may be continued from time to time as may be found necessary. This notice is sent to you as an owner of property adjacent to the property included in said petition, pursuant to the applicable Rules of Procedure.

Petitioner:



Signature

Jonathan Richard Shope

7834 Fall Creek Drive

Indianapolis, Indiana, 46236

7834 Fall Creek Dr ~ Base Map

