APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

MSPC Case No.: MSPC 12-23

Send completed application and check to:
Meridian Street Preservation Commission
200 E. Washington Street, Suite 1821
Indianapolis, IN 46204

Address of the Property where work is to be done: 5207 N. MERIDIAN ST

Applicant's Name: ANDY VERDEYEN
Address: 1226 LESLEY AVE
INDIANAPOLIS, IN
E-Mail address: andy@verdeyenla.com
Phone No: 317.539.1149
FAX No:
Zip Code: 46219

Name of Owner(s): RONALD & PATRICIA IRELAND
Address of Owner: 5207 N. MERIDIAN ST.
INDIANAPOLIS, IN
E-Mail address: rgirelandeyahoo.com
Phone No: 317.251.5186
FAX No:
Zip Code: 46208

The present Use of the property is: RESIDENTIAL SINGLE FAMILY

The current Zoning Classification of the property is: D2

Will the Use change under the proposed work? ☐ Yes ☒ No
If yes, to what?

The work being proposed will be on/for (check all that apply):

- ☒ New building
- ☐ Renovation or Remodel of Primary structure
- ☐ Renovation or Remodel of Accessory structure
- ☐ Other (describe):
- ☒ Site Work/Landscaping
- ☐ Demolition of Primary structure (partial or complete)
- ☐ Demolition of Accessory structure (partial or complete)

Detailed Description of work to be done (attached additional sheets if necessary):

The work will be done by: ☐ Owner ☒ Contractor ☐ Other

Contractor's Name: _____ Phone: _____ Fax: _____
Date of start: TBD Date of completion: TBD

Documentation submitted (10 copies required of any information submitted):

- ☒ Site Plan, legible & drawn to scale (required)
- ☒ Building plans, elevations (required)
- ☐ Drawings/Sketches
- ☒ Photographs (required)
- ☐ Samples/Swatches
- ☐ Other

RECEIVED
Meridian Street Preservation Commission
DATE: 11.16.12

I (we) affirm, under the penalties for perjury, that the foregoing representations are true.

Ronald B Ireland
Signature of Owner — Date: 11/16/12

Signature of Applicant (if different than Owner) — Date: 11/16/12

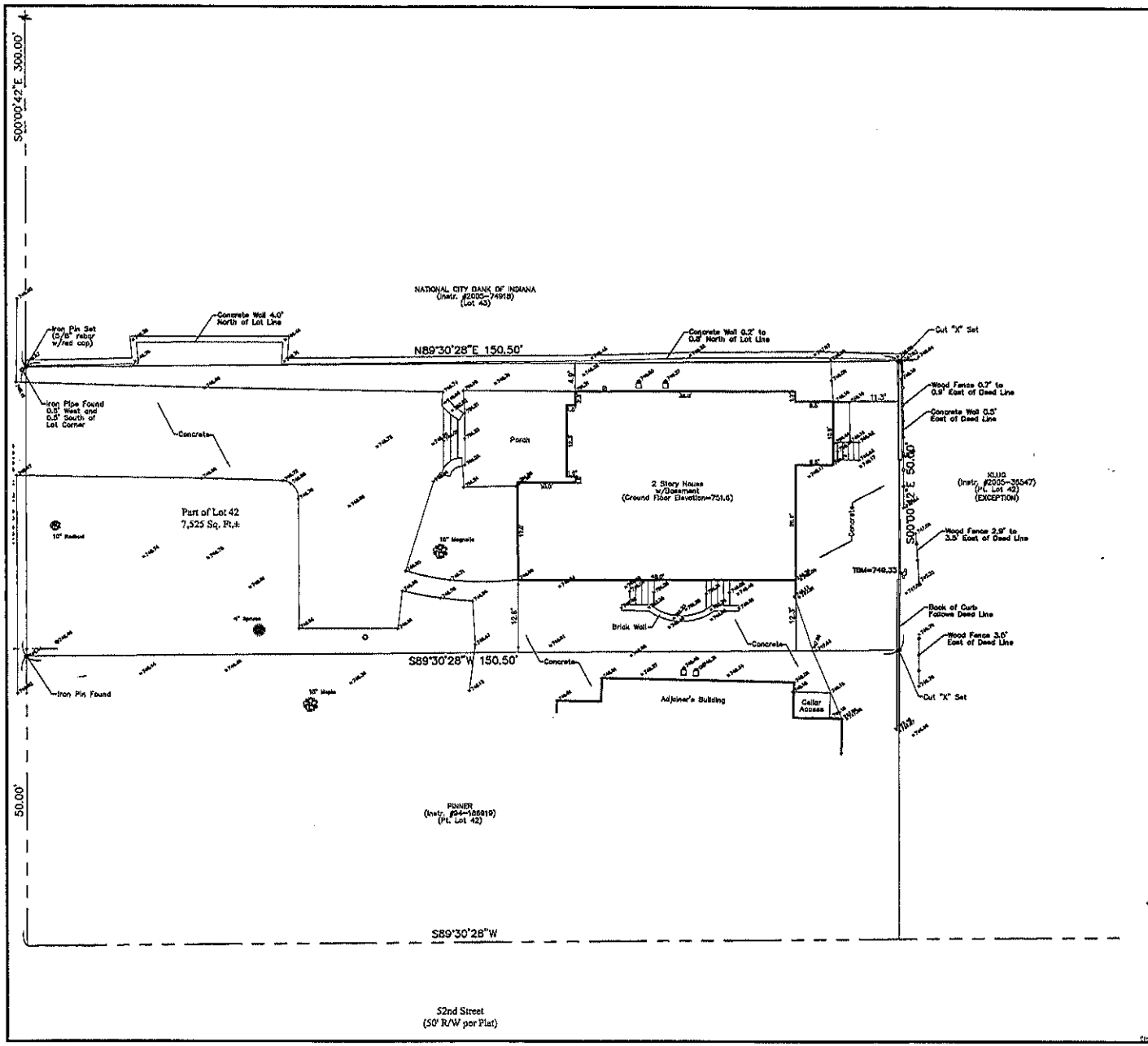
5207 N Meridian Proposed Site work Ireland Residence

Below is the list of items we will be working on for the Ireland residence:

- Remove existing concrete between 5207 and 5201 N Meridian and replace with sidewalk and landscaping.
- Replace concrete patio on east side of residence.
- Install new wooden railings on both the front and back upstairs porches.
- Install new garage on the East side of the residence.
- Redo existing concrete driveway.
- Rebuild existing concrete stairs on front and side of home.
- Replace existing concrete caps and finials on stairs on front and side.
- Replace existing basement windows with block style windows.
- Replace existing broken fountain on front porch.
- Install privacy fence on NE corner of property for privacy. 18"x18" brick columns to match house with decorative wood fence.
- Install landscaping per plan.
- Remove tree that is growing into front porch.

Variance request

We are requesting a variance for the minimum rear setback requirement. According to 731-204 a residence zoned D-2 has a minimum rear setback of 25'. Because of the unique nature of this lot on North Meridian Street the residence as is currently sits a little more than 11' from the property line. The lot is half the depth of most lots on the street. We are requesting a variance to place a new garage approximately 20" off of the property line.



Scale: 1"=10'
(Assumed Bearing)
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

Fence	Light Pole
Buried Water Line	Air Conditioner
Existing Spot Elevation	Gas Meter
Clean Out	Water Valve
Manhole	Water Meter
Utility Pole	

Certificate of Survey

I, the undersigned, a Registered Land Surveyor in the State of Indiana, certify that this survey was prepared under my supervision and, to the best of my knowledge and belief, was executed according to survey requirements in 865 IAC 1-12 for a commercial survey. The coordinates shown were established by electronic total station instrumentation and are accurate to ±0.10 feet or one half contour interval.

Property Address: 3267 N. Meridian Street, Indianapolis, IN

Property Description:

NORTH HALF OF LOT NUMBER 42 IN WASHINGTON SQUARE, IN THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, PAGE 36, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

EXCEPT, HOWEVER, 1/4 FEET BY PARALLEL LINES OFF THE ENTIRE EAST END THEREOF.

Surveyor's Report for Job #120613

In accordance with Title 865, Article 1.1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted of the source and amount of uncertainty in the position of the lines and corners established on this survey as a result of:

(A) Availability and condition of referenced monuments.
(B) Occupation or possession lines.
(C) Clarity or ambiguity of the record descriptions used and of adjacent's descriptions, and the relationship of the lines of the subject tract with adjacent's lines.
(D) The Relative positional accuracy of the measurements.

(A) Reference Monuments:

Authentic original lot corners are controlling monuments in the retracement of lot lines. For the most part, such original monuments have been obliterated with time. In the absence of true original corners, improvements (such as streets and alleys ways) which appear to have been placed and/or constructed with the benefit of such original instrumentation are used as best evidences of original lot lines. This survey based on the centerlines of Meridian Street and 52nd Street, along with existing lone plats surveyed as shown.

In this surveyor's opinion, the maximum uncertainty of the boundaries of the surveyed parcels due to reference monuments is ±0.40 feet.

Unless noted otherwise, monumentation set this survey are 5/8" diameter x 24" long rebar with red cap stamped FIRM #0058 placed at ground level.

(B) Possession Lines:

1.) Concrete wall line 0.2 feet East of the East deed line as shown.
2.) Back of curb follows the East deed line as shown.
3.) The relationship between fences and deed-lot lines are as shown.
(The effect should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.)

(C) Record Descriptions:

1.) No conflicts were discovered concerning record descriptions.

(D) Relative Positional Accuracy of Measurement:

The accuracy of this survey is within the acceptable relative positional accuracy for a suburban survey.

Survey Completed: June 26, 2012

Certified: July 6, 2012

To: Ronald O. and Pamela A. Ireland.

Richard A. O'Brien

Richard A. O'Brien, Registered Land Surveyor, Certificate #S0400017
Job #120613

RICHARD A. O'BRIEN
REGISTERED
S0400017
STATE OF
INDIANA
LAND SURVEYOR

NOTES:

1.) The location of utilities serving or existing on the property are limited to visible surface evidence (such as manholes, inlets, valves, etc.). The client shall contact an underground utility location service and/or provide subsoil utility drawings if more specific underground locations are required on the survey.

2.) Zoning requirements (such as setback lines, etc.) are not part of this assignment and are intentionally omitted from this plat.

3.) This survey was prepared without benefit of a current land title commitment and is subject to review of such document.

4.) The within described tract of land does not lie within the Special Flood Hazard Zone "A" as said tract plots by scale on Community Panel Number 18097C 0035 E of the Flood Insurance Rate Maps, (map dated January 3, 2003).

5.) Basis of Elevations: Spot elevation taken from Marion County GIS Topography maps at the intersection of 52nd and Meridian. Elevation = 748.46

6.) TBM = Mag nail set in power pole at the East side of the surveyed tract. Elevation = 749.33

All Rights Reserved under Copyright by Hahn Surveying Group, Inc.

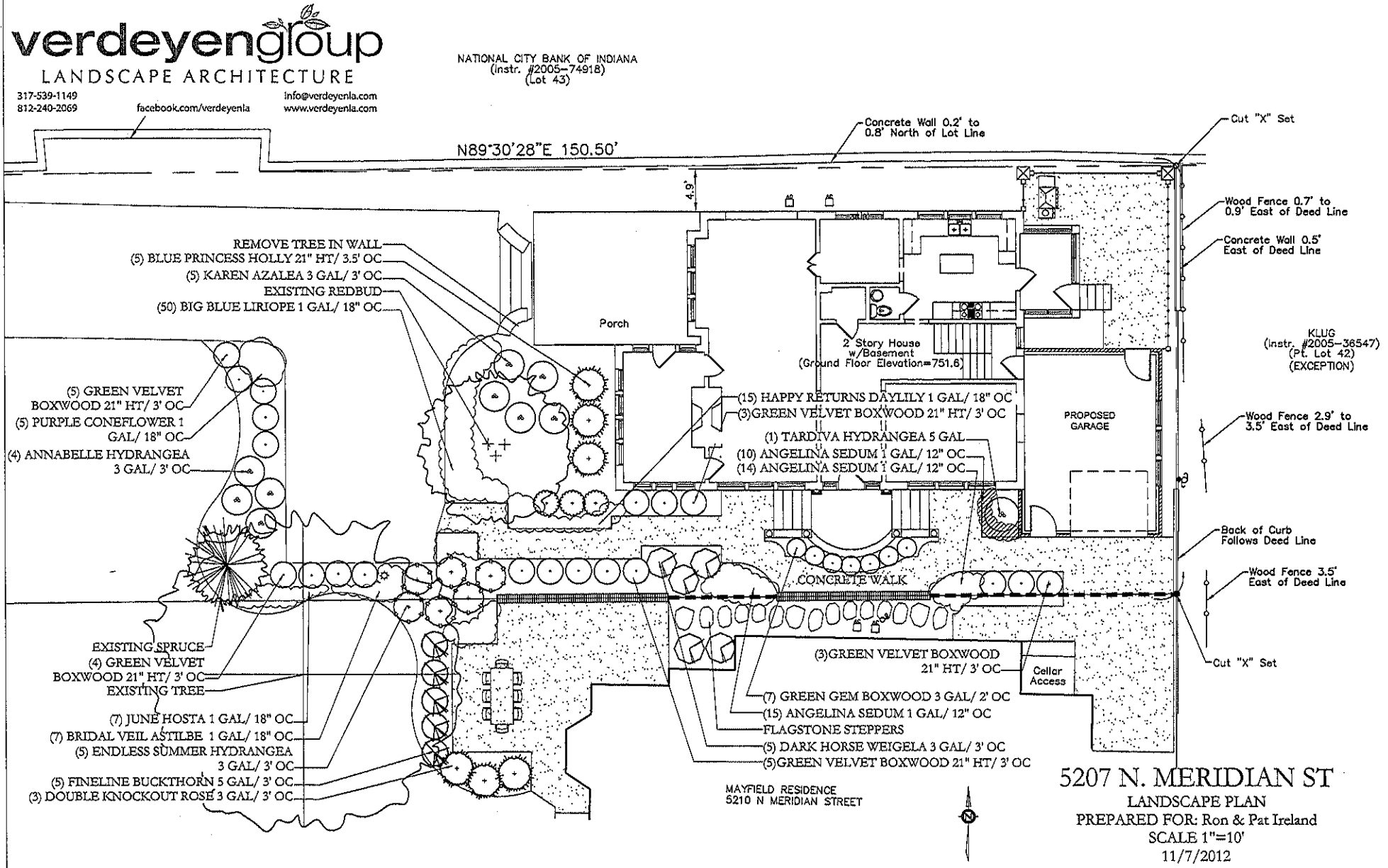
Retracement/Topography Survey - 6207 North Meridian Street, Indianapolis, Indiana

DRAWN 1 OF 1

HAHN SURVEYING GROUP, INC.
SURVEYORS & ENGINEERS
3960 E. 96th Street • Indianapolis, IN 46240 • Phone: 317-846-4601 • Fax: 317-846-4602

JOB NO. 120613

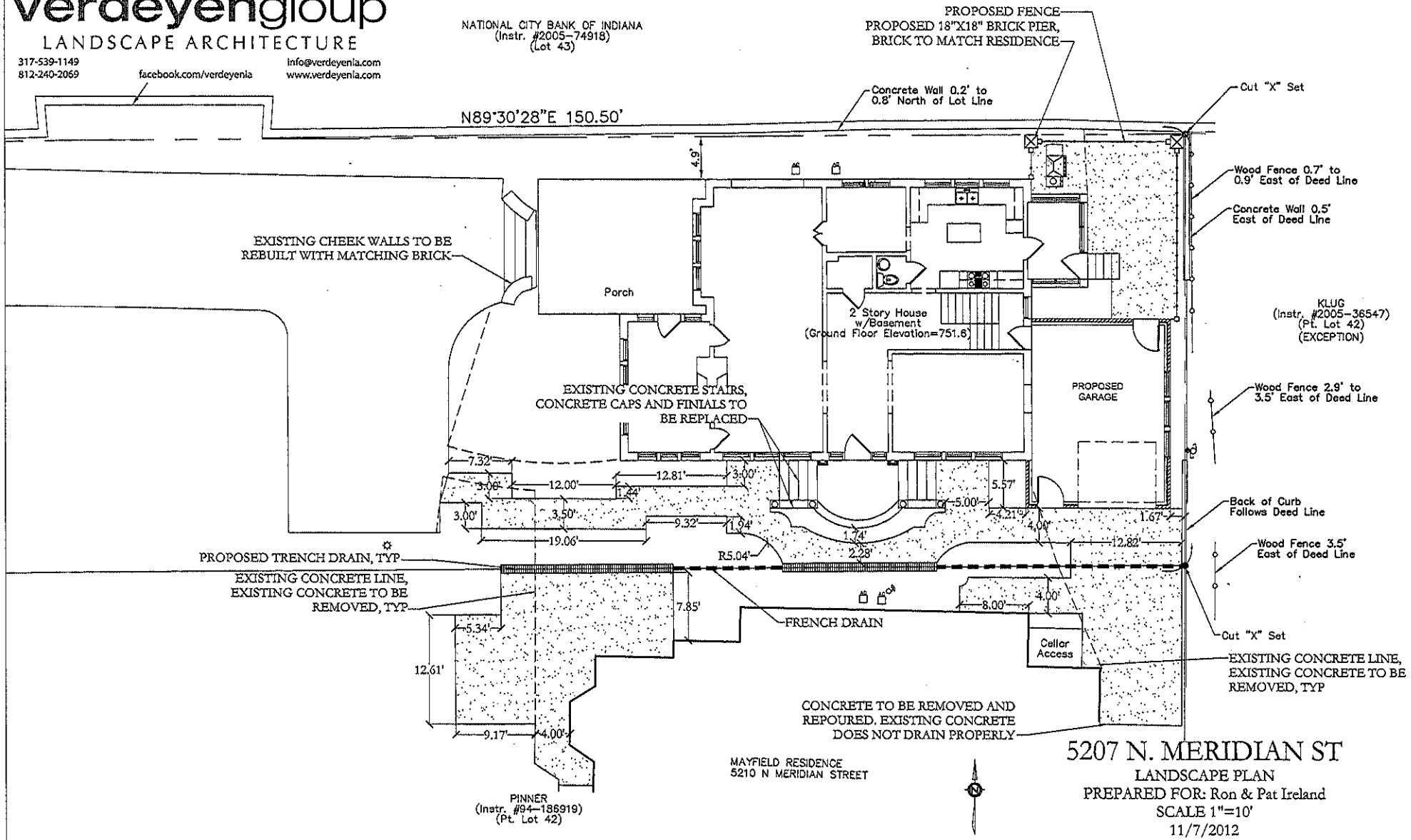
verdeyengroup
LANDSCAPE ARCHITECTURE
317-539-1149
812-240-2069
facebook.com/verdeyenla
info@verdeyenla.com
www.verdeyenla.com



5207 N. MERIDIAN ST

LANDSCAPE PLAN
PREPARED FOR: Ron & Pat Ireland
SCALE 1"=10'
11/7/2012

verdeyengroup
LANDSCAPE ARCHITECTURE
317-539-1149
812-240-2069
facebook.com/verdeyenla
info@verdeyenla.com
www.verdeyenla.com



5207 N. MERIDIAN ST

LANDSCAPE PLAN
PREPARED FOR: Ron & Pat Ireland
SCALE 1"=10'
11/7/2012

EAST ELEVATION

SOUTH ELEVATION

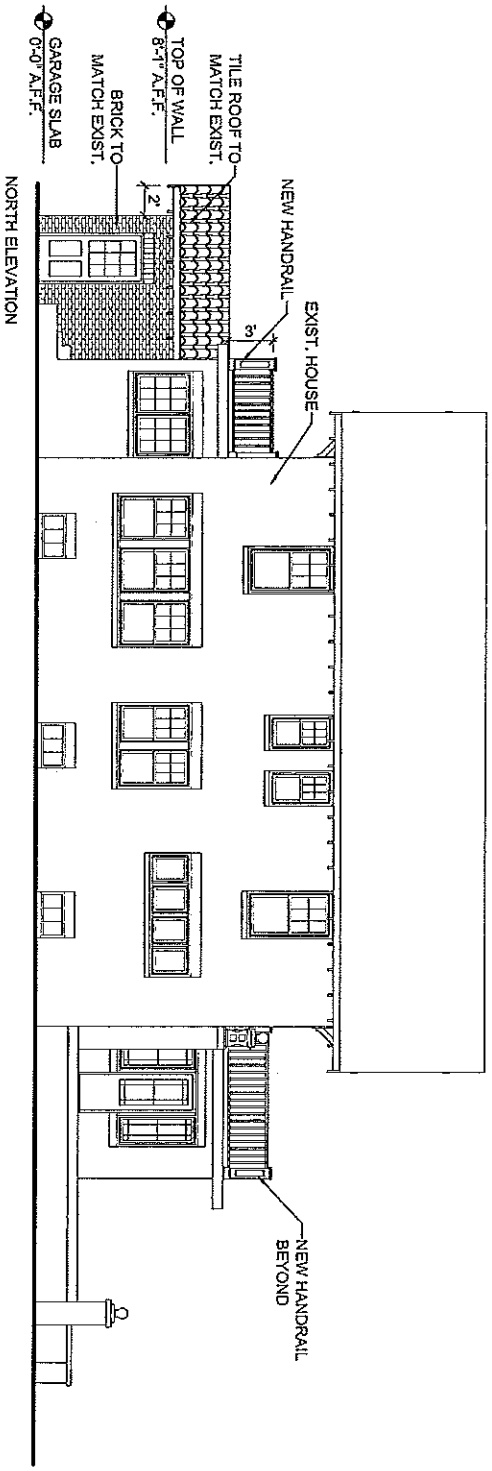
SHEET NO. 02

©Andy Ireland 2012

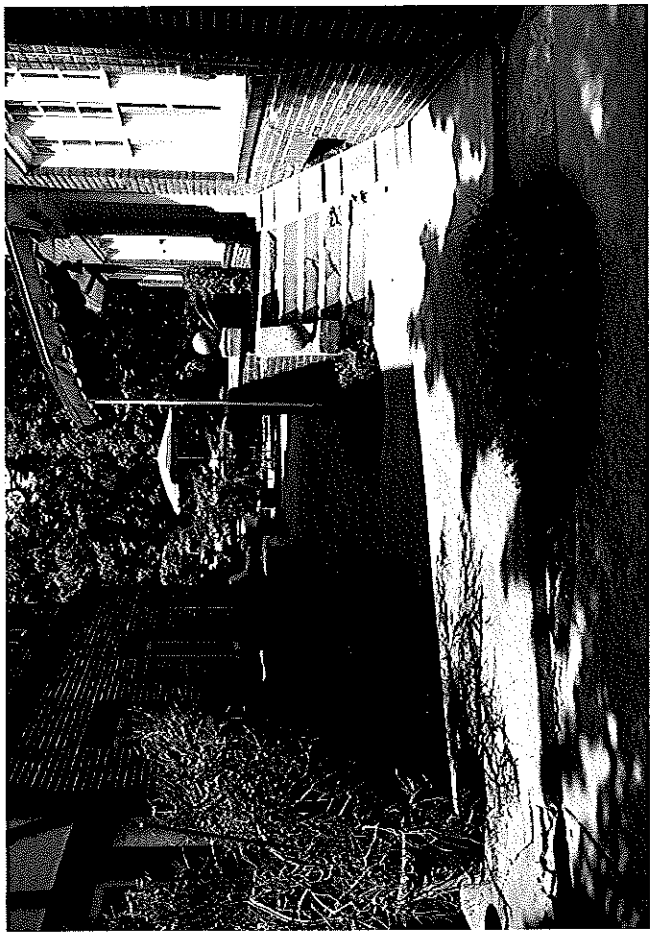
11/05/2012

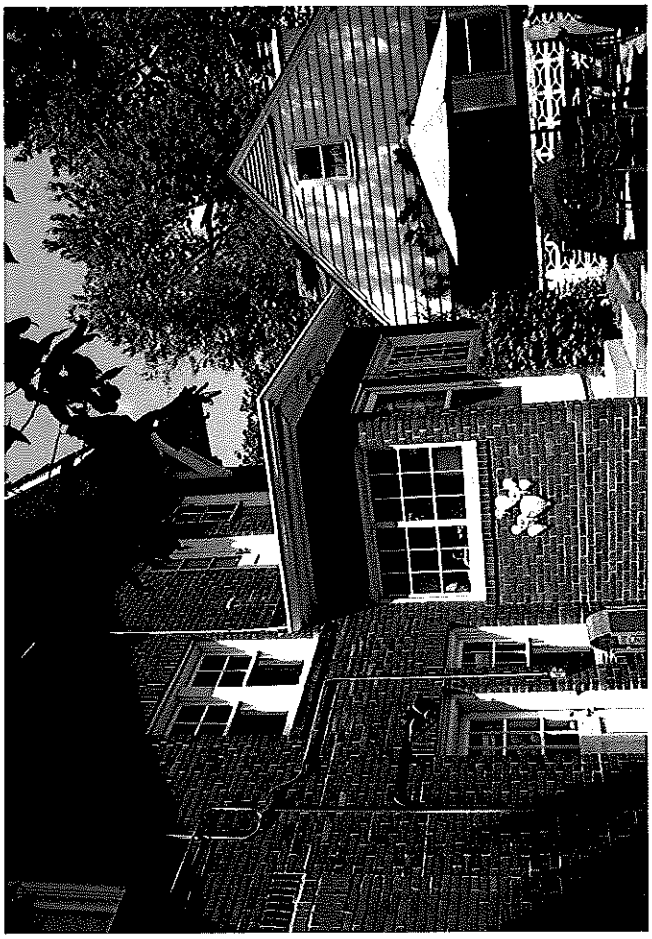
Ireland Residence

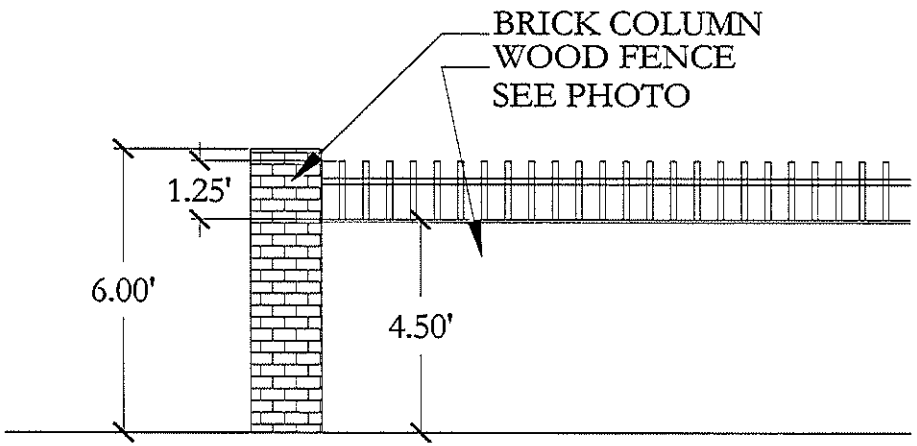
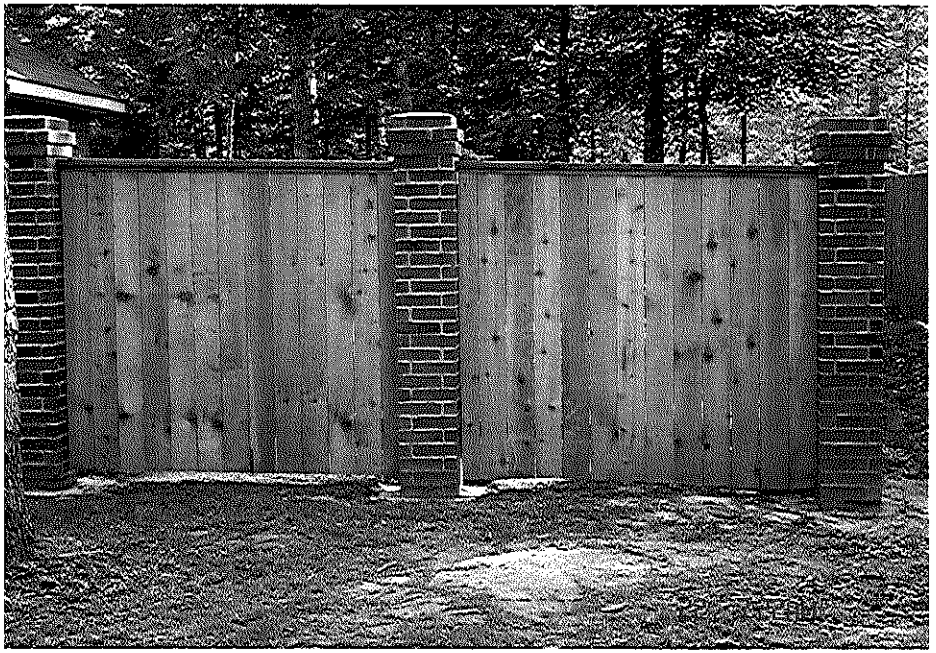
Garage Addition
5207 North Meridian Street
Indianapolis, Indiana



		Ireland Residence Garage Addition 5207 North Meridian Street Indianapolis, Indiana		© Andy Treslze 2012	SHEET NO. 03
			11/05/2012		






BRICK COLUMN
WOOD FENCE
SEE PHOTO
1.25'
6.00'
4.50'