APPLICATION FOR PRIOR APPROVAL OF A VARIANCE

MSPC Case No.: V- MSPC-11-13

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: 5110 N. MERIDIAN ST. INDIANAPOLIS IN 46208

Applicant's Name: MATT HARRIS, MWHARRIS LLC
Phone No: 317.250.3921
Address: 6225 SPRING MILL ROAD
FAX No: N/A
Zip Code: 46260
E-Mail address: MWharrisllc@aol.com

Name of Owner(s): NEIL ROTHERMEL & MANDY MOORE
Phone No: 317.538.1354
Address of Owner: 5110 N. MERIDIAN ST. INDIANAPOLIS IN 46208
FAX No: N/A
Zip Code: 46208
E-Mail address: neil.rothermel@vmsbiomarketing.com

Is the applicant the owner of one hundred percent (100%) of the property involved in the petition? ☐ Yes ☒ No

Legal Description (check one):

☒ Complete Metes and Bounds legal description attached.
☒ Platted site within a recorded subdivision, copy of plat map attached.
Lot No(s). 36 & South half of 35 Section No(s) _____ in WASHINGTON SQUARE Subdivision
Recorded in Plat Book 13 page(s) 36 in the Marion County Recorder's Office,
Or recorded as Instrument No. _____ in the Marion County Recorder's Office.

Is this property the subject of any code enforcement action? ☐ Yes ☒ No

Was this property the subject of any previous petition(s)? ☐ Yes ☒ No
If yes, list the original case number(s) _____

The present Use of the property is: SINGLE FAMILY DWELLING
The current Zoning Classification of the property is: D2
List of the Existing Improvements on the property are: SINGLE FAMILY DWELLING & DETACHED GARAGE

Approval is for a Variance of (check one):
☐ Use ☒ Development Standards ☐ Use and Development Standards

Provide a **detailed description** of the proposal; **state the specific ordinance(s), standard(s), and/or regulation(s)** sought to be modified; **state the specific reason** approval should be granted. Attach additional pages, if necessary.
IC36-7-11.2-59(4) requires a 15' side lot setback. The existing historic house is located 14' from the side property line for 48' of length (the entire north facade). The proposed addition will create a 25' length of facade at 11' from the side property line. The property to the north (owners Janet and Drew Warner, who will submit a letter in support of this petition) includes an empty half lot to the south, so the two houses are separated by significant yard space (approximately 78'). The existing house also includes a bay window that projects to within 12'-4" of the property line; this bay is not proposed to be changed.

RECEIVED
MERIDIAN STREET PRESERVATION COMMISSION
DATE~ 9.19.11 kb

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

Neal P. Rothermel
Signature of Owner — Date: 16 sept 11

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

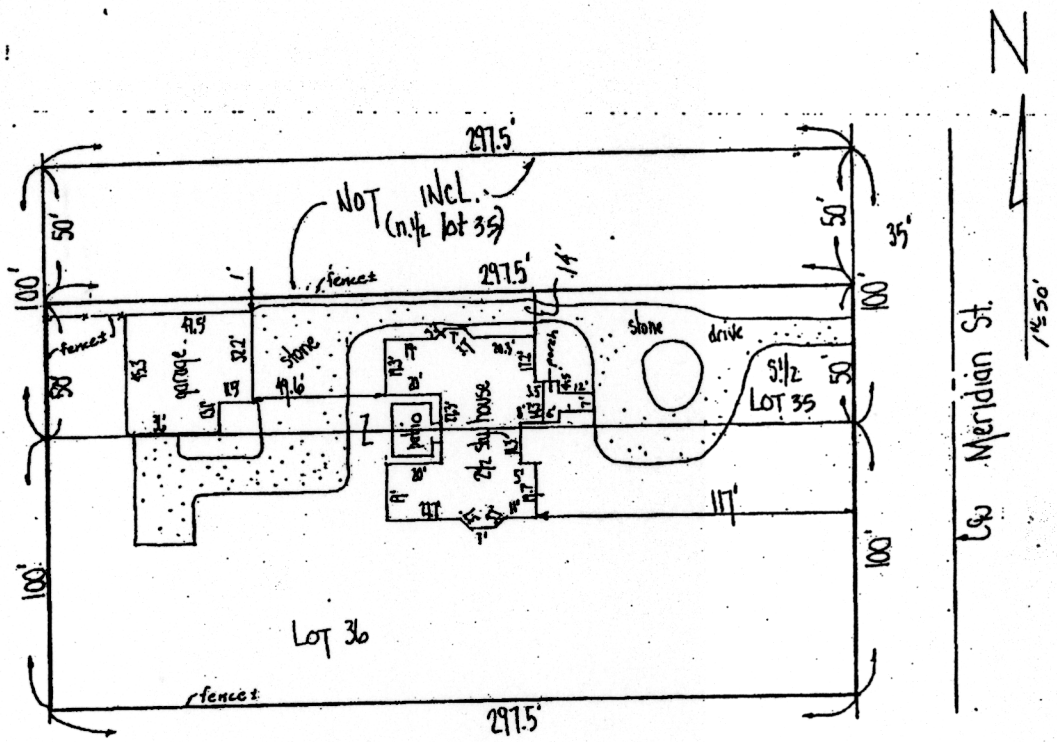
SURVEYOR LOCATION REPORT

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

This is to certify that the subject property does ___ does not X lie within that Special Flood Hazard Area Zone "A" The accuracy is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel Number 18097C0135E of the Flood Insurance Rate Maps, effective date 1/5/01.

PROPERTY ADDRESS: 5110 N. Meridian Street

PROPERTY DESCRIPTION: Lot 36 and the South Half of Lot 35 in WASHINGTON SQUARE, the plat of which is recorded in Plat Book 13, page 26, in the Office of the Recorder, in MARION County, Indiana



1/16=192 ft.

1.25.

TITLE COMPANY: LANDMARK TITLE COMPANY, INC.

LENDER: FIRST FEDERAL SAVINGS BANK

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAAC 1-1-12 for a SURVEYOR LOCATION REPORT.

BORROWERS(S): Gregg L. & Joan M. Ossip

NOTE: This report is not intended to represent a survey, nor is it intended to be used by, and/or benefit, the the borrowers.

CLIENT NO: 80211-0462

CERTIFIED: 04/15/02

Richard A. O'Brian

RICHARD A. O'BRIAN
REGISTERED LAND SURVEYOR
INDIANA #8800177

RICHARD A. O'BRIAN REGISTERED No. 8800177 STATE OF INDIANA LAND SURVEYOR

JOB NO: 2002041322

HAHN & ASSOCIATES, INC.
Engineers & Surveyors
2850 E. 96th Street • Indianapolis, IN 46240-3715
(317) 848-4119 / FAX: 582-0662