APPLICATION FOR PRIOR APPROVAL OF A VARIANCE

MSPC Case No.: V- MSPC 12-11

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: 5208 North Delaware Street, Indianapolis, IN 46220

Applicant's Name: J. Nicholas Colby — Phone No: 317-432-8998
Address: 5208 N Delaware Street — FAX No:
Indianapolis, IN — Zip Code: 46220
E-Mail address: ncolby@colbyequipment.com

Name of Owner(s): J. Nicholas and Kelly M. Colby — Phone No: 317-432-8998
Address of Owner: 5208 N Delaware Street — FAX No:
Indianapolis, IN — Zip Code: 46220
E-Mail address: ncolby@colbyequipment.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). 221 Section No(s) _____ in Ambleside Subdivision
Recorded in Plat Book 17 page(s) 60 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 Residential
The current Zoning Classification of the property is: Residential District D-4
List of the Existing Improvements on the property are: 1.5 Story House; 1 Story 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.

** Please see attached page for detailed proposal **

RECEIVED
MERIDIAN STREET
PRESERVATION COMMISSION
DATE~ 4.27.12 hc

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

J. Nicholas Colby — 4/27/12
Signature of Owner — *Date*

_____ — _____
Signature of Applicant (if different than Owner) — *Date*

MSPC: Application for Prior Approval of Variance
Property Address: 5208 N. Delaware Street
Attached Document Page 1 of 1

We are seeking MSPC's prior approval for two variances of developmental standards needed for our project. Our property currently contains a detached garage that sits with a 10.5" rear (west) setback and a 1' side (north) setback. We wish to build an addition onto our existing home, whereby the detached garage would be connected to the house and expanded to the west by 5" to fully accommodate 2 cars. The two needed variances are:

1) To allow a 5.5' setback from the rear (west) property line, deviating from the development standard of a 20' rear setback for the primary structure.

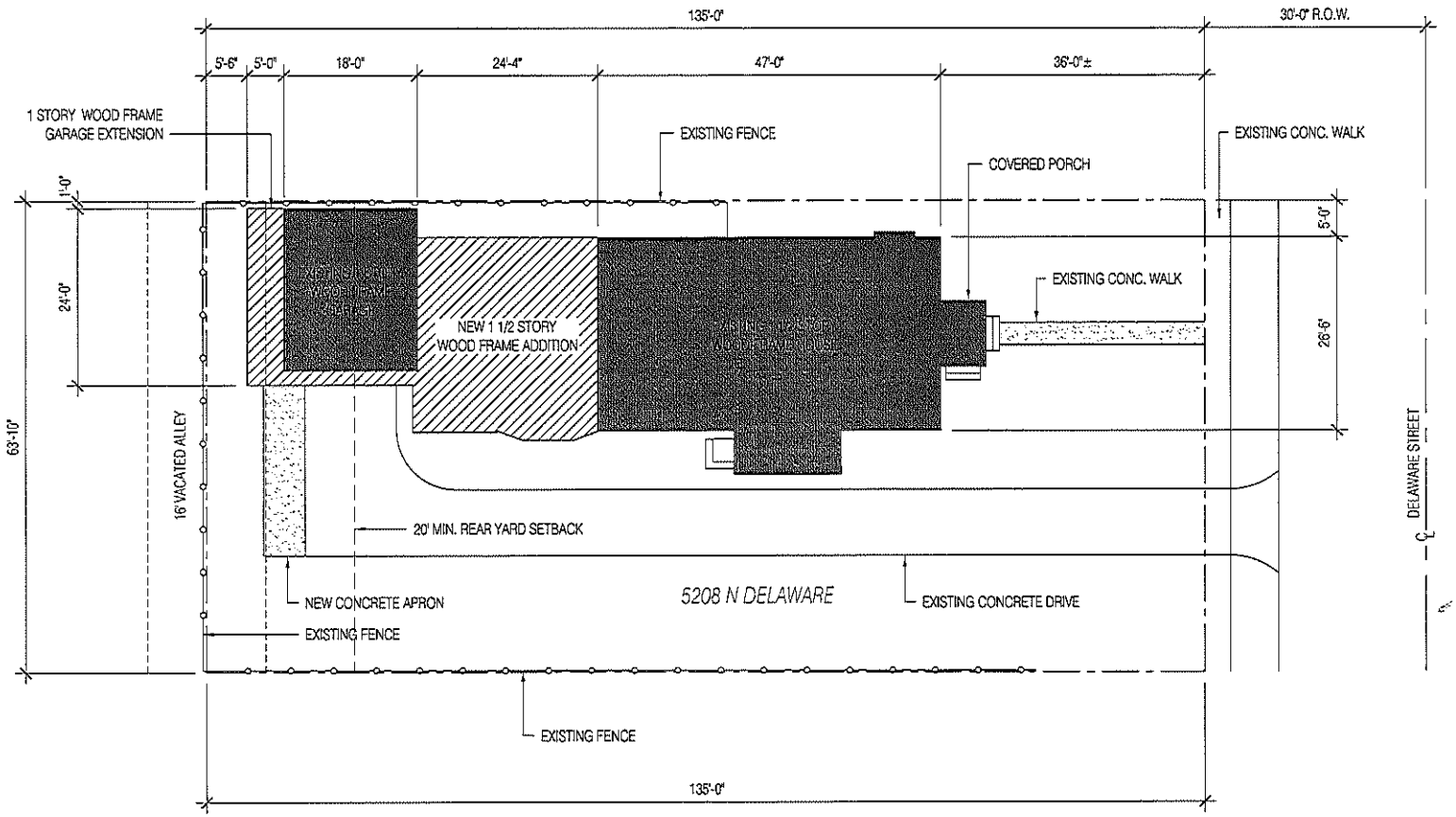
2) To allow a 1' side (north) setback for the garage portion of the primary structure, deviating from the development standard of a 5' side setback.

As shown in the supplied drawings and photos, the garage area will maintain its current 1' side (north) setback. The house area will also maintain its existing 5' side setback, meeting the development standard. Since the existing garage structure has maintained a 1' setback for several decades, we feel this is a reasonable request since the north wall will only be expanded by 5'.

The new rear setback of 5.5' is within the developmental standards for an accessory structure. Although the garage will now become part of the primary structure and fall under the required 20' setback, we feel it is reasonable to allow this setback since the impact is no different than if we simply expanded the detached garage to the dimensions shown.

SITE + BUILDING AREA INFORMATION

SITE AREA:	±.198 ACRE (±8620 S.F.)	LOT COVERAGE: (OPEN LOT SPACE TO BUILDING %)	28%
EXISTING BUILDING FOOTPRINT: (EXCLUDING GARAGE)	1293 S.F.	MAXIMUM REQUIRED LOT COVERAGE:	65%
FIRST FLOOR ADDITION FOOTPRINT: (EXCLUDING GARAGE)	562 S.F.		
EXISTING GARAGE FOOTPRINT:	396 S.F.		
GARAGE ADDITION FOOTPRINT:	156 S.F.		
TOTAL BUILDING FOOTPRINT:	2407 S.F		



N

01 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

design studio
URBAN FRONT
5925 Broadway/Indianapolis,IN/p: 260.615.3050

COLBY RESIDENCE

5208 N DELAWARE
INDPLS, IN 46220

MSPC prior approval of a variance application dwgs

Project Number: -
Drawn By: jal
Issue Date: 19 April 2012

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Revisions:
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ARCHITECTURAL SITE PLAN

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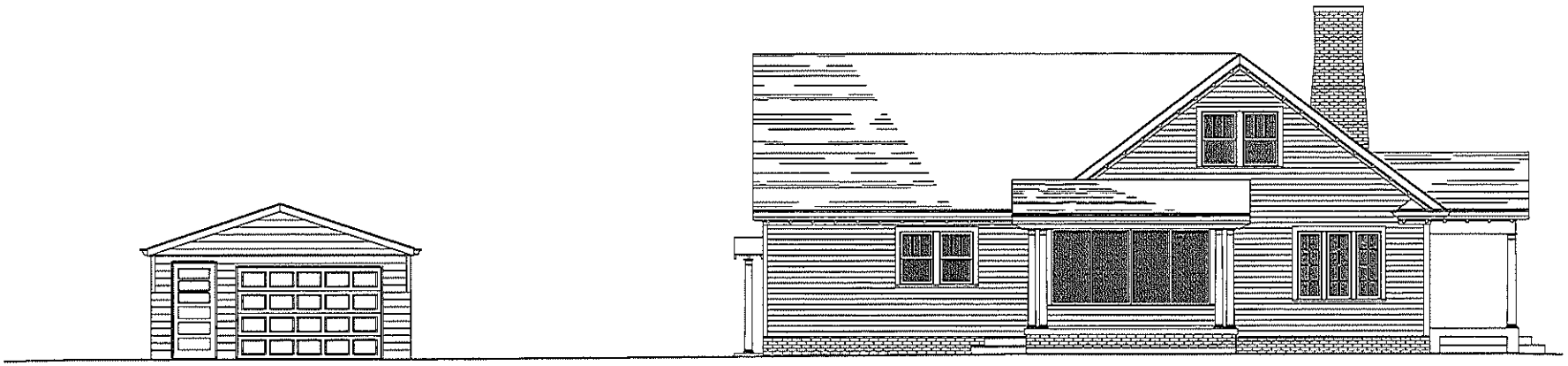
AS1.0



02 EXISTING SOUTH ELEV

NTS

01 PROPOSED SOUTH ELEV

NTS

design studio
URBAN FRONT
552b Broadway/Indianapolis,IN/p: 260.615.3059

COLBY RESIDENCE

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PROPOSED + EXISTING SOUTH ELEVATION

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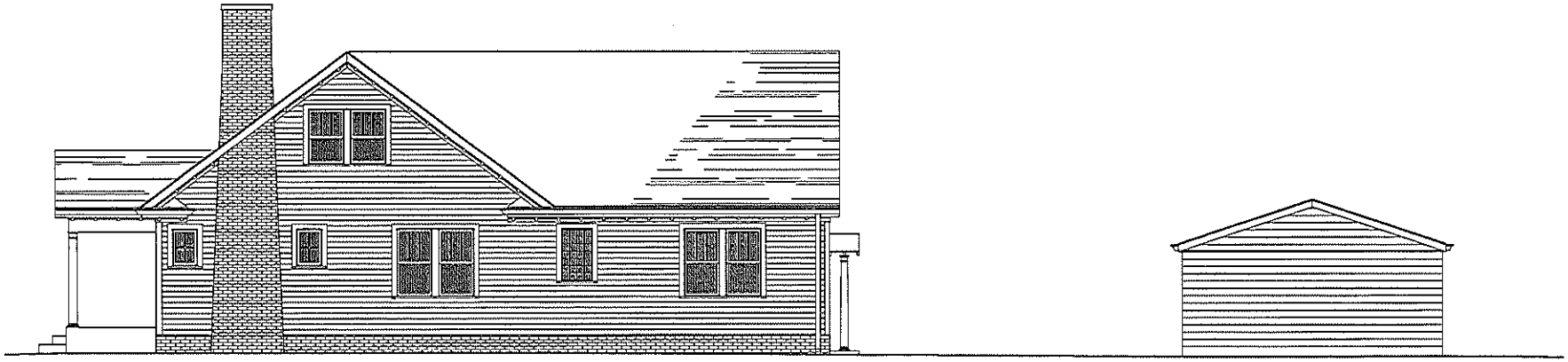
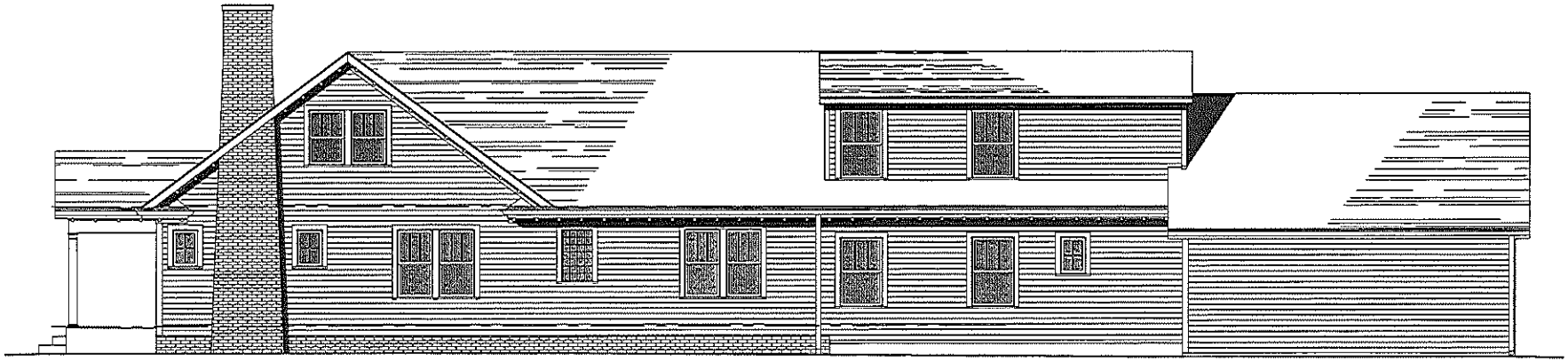


02 EXISTING NORTH ELEV

NTS



01 PROPOSED NORTH ELEV

NTS

design studio
URBAN FRONT
6325 Broadway/Indianapolis,IN/p: 260.615.3050

COLBY RESIDENCE

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PROPOSED + EXISTING NORTH ELEVATION

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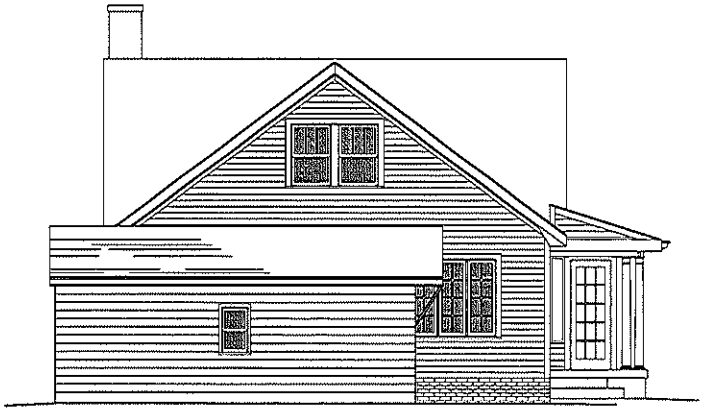
A2.2



04 EXISTING WEST ELEV

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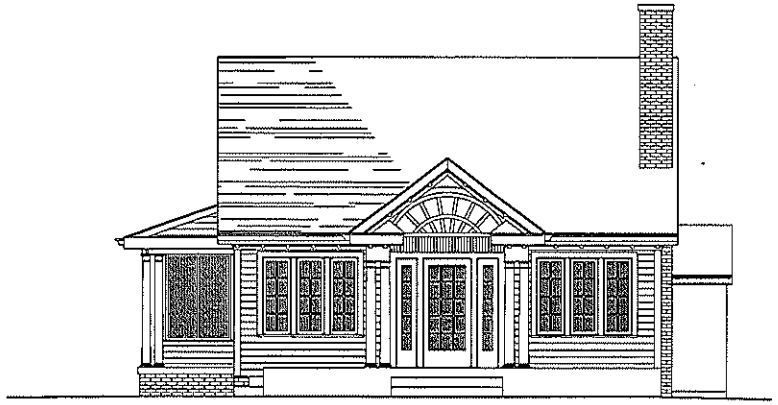

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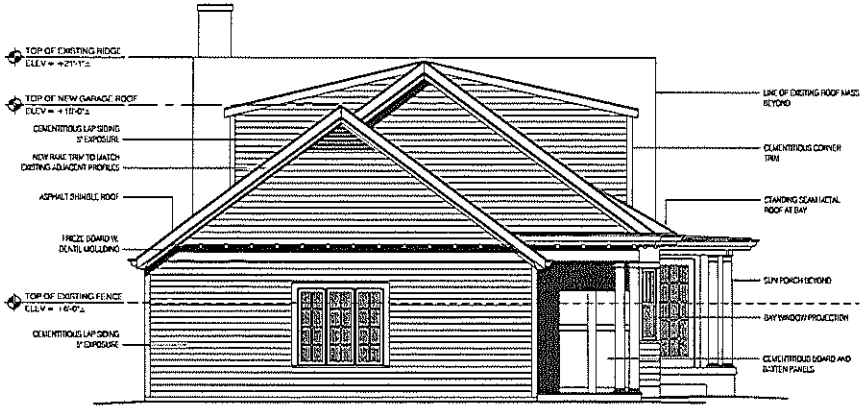

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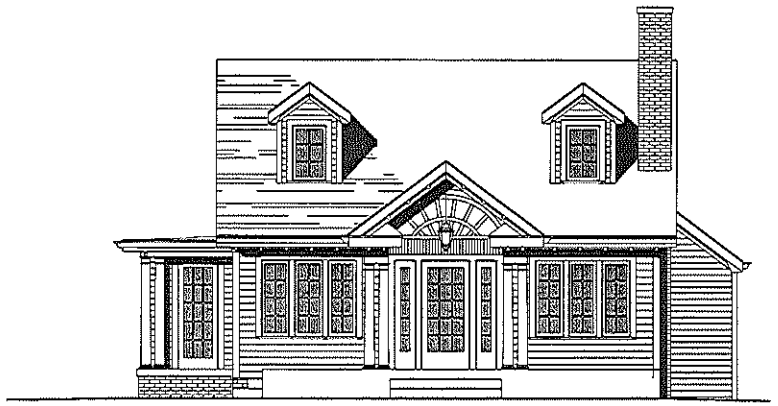

01 PROPOSED EAST ELEV

NTS

design studio

URBAN FRONT

3525 Broadway/Indianapolis,IN/p: 260.615.3050

COLBY RESIDENCE

5208 N DELAWARE
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PROPOSED + EXISTING EAST + WEST ELEVATIONS

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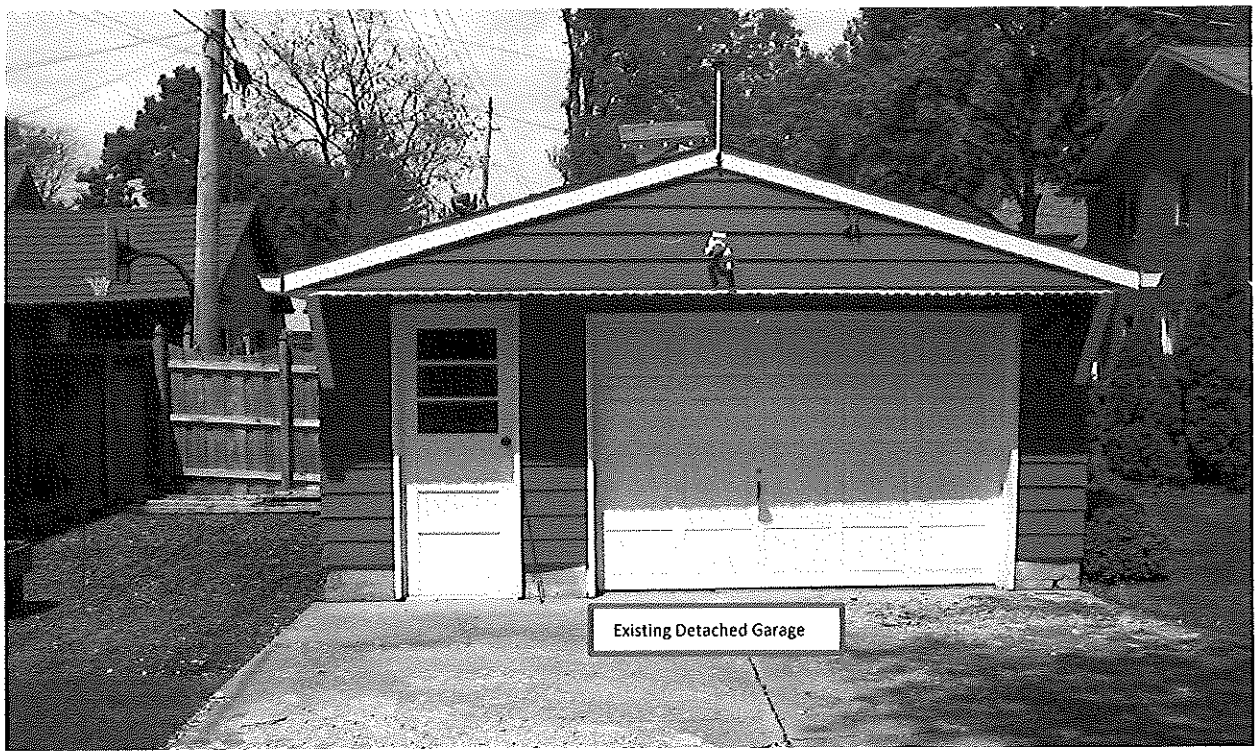
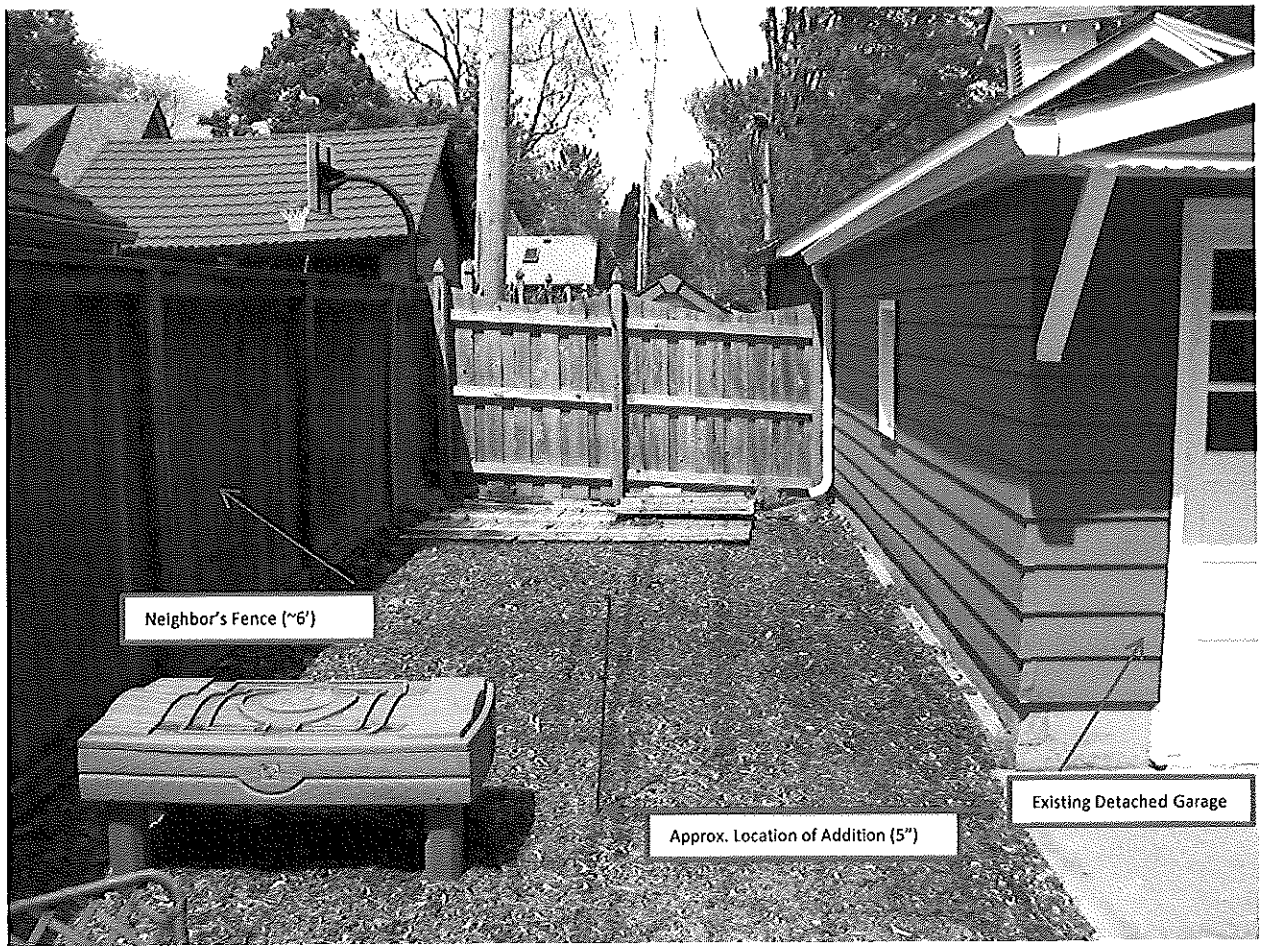
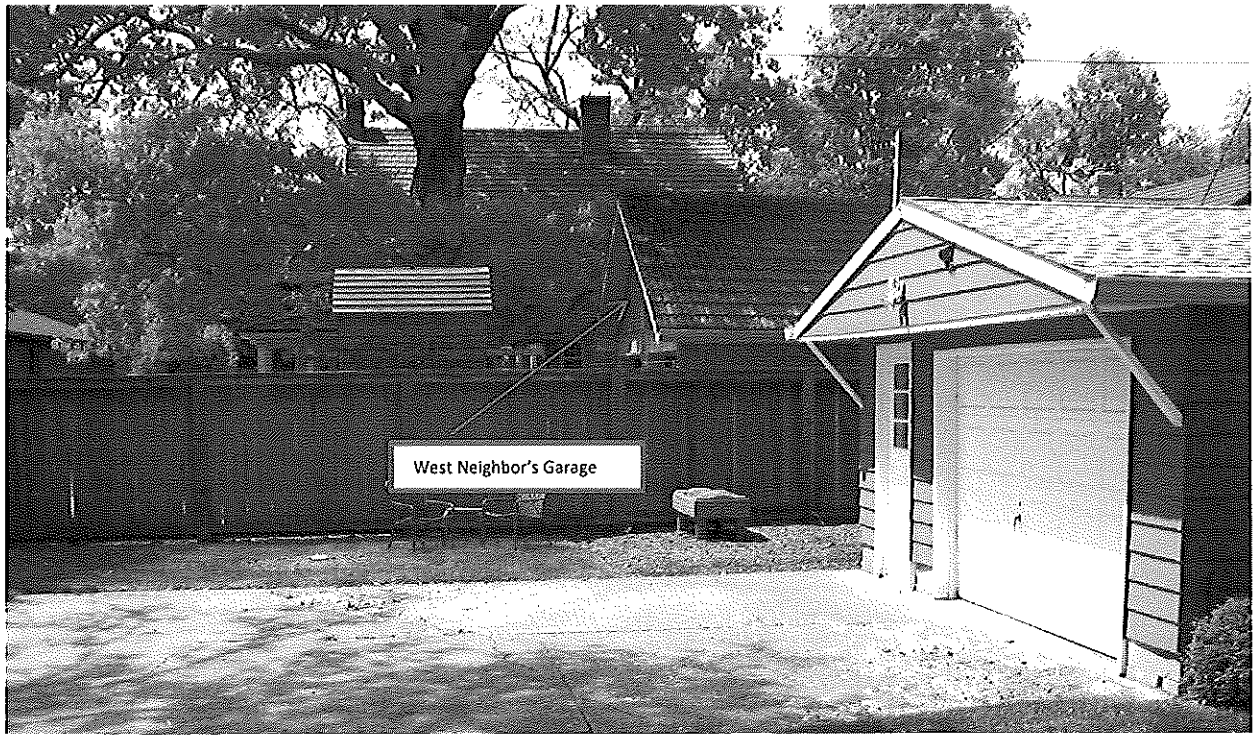
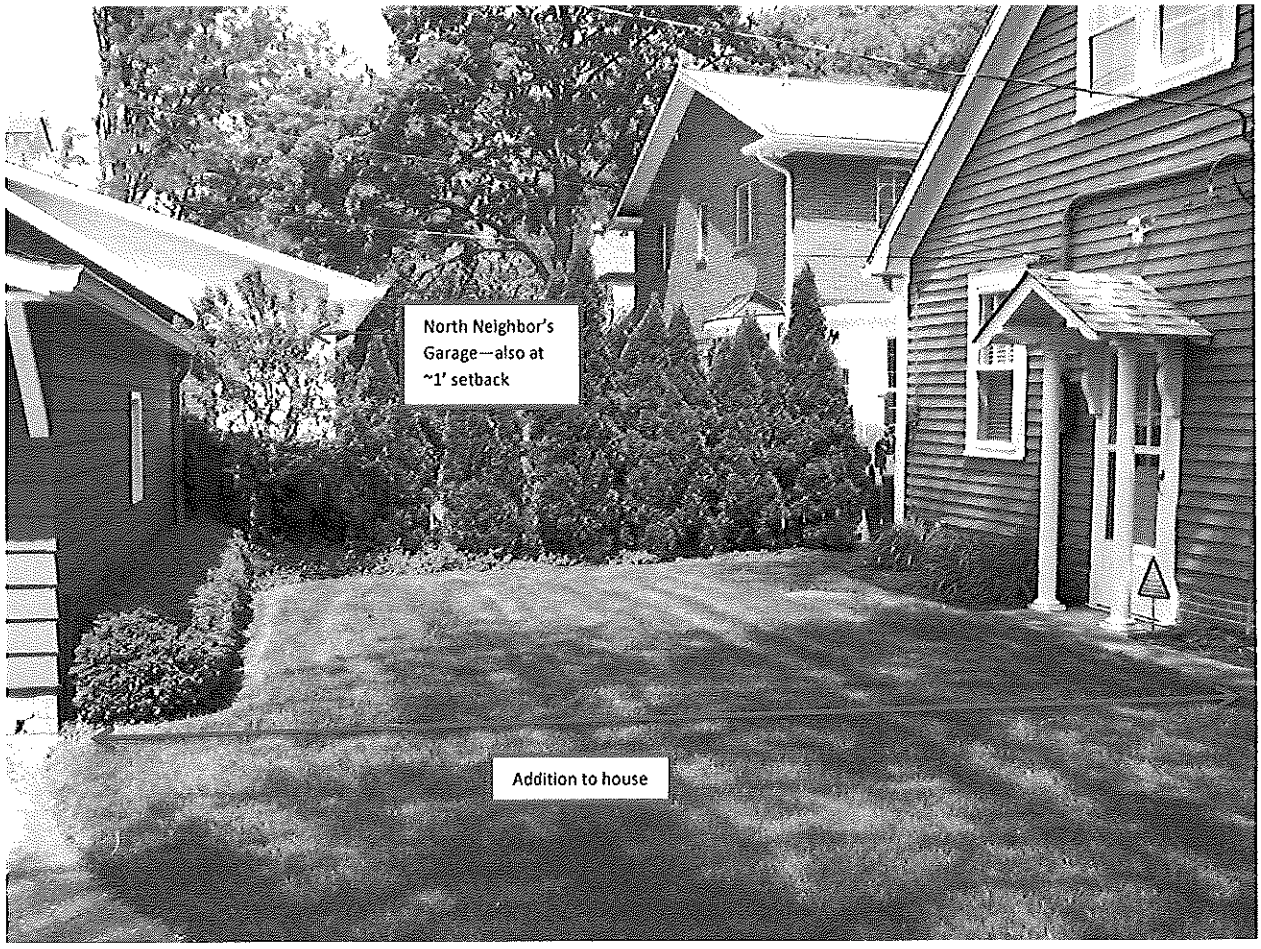
A2.3


Existing Detached Garage


Neighbor's Fence (~6')
Approx. Location of Addition (5")
Existing Detached Garage


West Neighbor's Garage


North Neighbor's Garage—also at ~1' setback
Addition to house