



APPLICATION FOR PRIOR APPROVAL OF A VARIANCE

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

MSPC Case No.: V- MSPC 12-12

Address of the Property where work is to be done: 4838 N ILLINOIS INDIANAPOLIS 46208

Applicant's Name: JEFF LOBSKIEZ Phone No: 722-9205
Address: 5525 N BROADWAY INDIANAPOLIS IN 46220 FAX No:
E-Mail address: JAL22003@YAHOO.COM Zip Code: 46220

Name of Owner(s): MR + MRS BRADEN WILLMAN Phone No: 679-1232
Address of Owner: 4838 N ILLINOIS ST INDIANAPOLIS IN 46208 FAX No:
E-Mail address: BRADENWILLMAN@HOTMAIL.COM Zip Code: 46208

Is the applicant the owner of one hundred percent (100%) of the property involved in the petition? [] Yes [X] No

Legal Description (check one):
[] Complete Metes and Bounds legal description attached.
[X] Platted site within a recorded subdivision, copy of plat map attached.
Lot No(s). 500 Section No(s) N/A in A.B. CARTER'S 55 Subdivision
Recorded in Plat Book 14 page(s) 115 in the Marion County Recorder's Office,
Or recorded as Instrument No. N/A in the Marion County Recorder's Office.

Is this property the subject of any code enforcement action? [] Yes [X] No

Was this property the subject of any previous petition(s)? [] Yes [X] No
If yes, list the original case number(s)

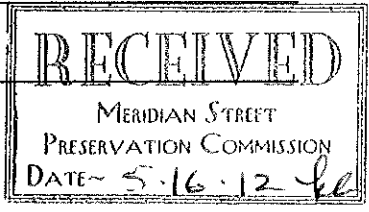
The present Use of the property is: SINGLE FAMILY RESIDENTIAL
The current Zoning Classification of the property is: B-15
List of the Existing Improvements on the property are: N/A

Approval is for a Variance of (check one):
[] Use [X] 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.
SEE ATTACHMENT

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

Signature of Owner
Signature of Applicant (if different than Owner)



Date 5.9.12
Date 5.9.12

detailed description of the proposal:

The project will be a proposed new two car garage detached accessory building with an attached open covered porch located near the Southwest corner of the property at 4838 N Illinois Street. Minimum side yard and rear yard setbacks are four [4] feet and twenty [20] feet respectively as per section 731-207 or the City of Indianapolis dwellings districts zoning ordinance; the owners are seeking a one [1] foot side yard setback and four [4] foot rear yard set back dimension.

The neighbors sharing the property line in question to the South are aware of the proposed plans and are in agreement with the project. Neighboring existing detached garage buildings of the same scale have set a precedent with locations outside of the above mentioned required set back lines. The new garage linear footage will not exceed fifty [50] percent of the side and rear yard setback line, plus will only be a one time encroachment.

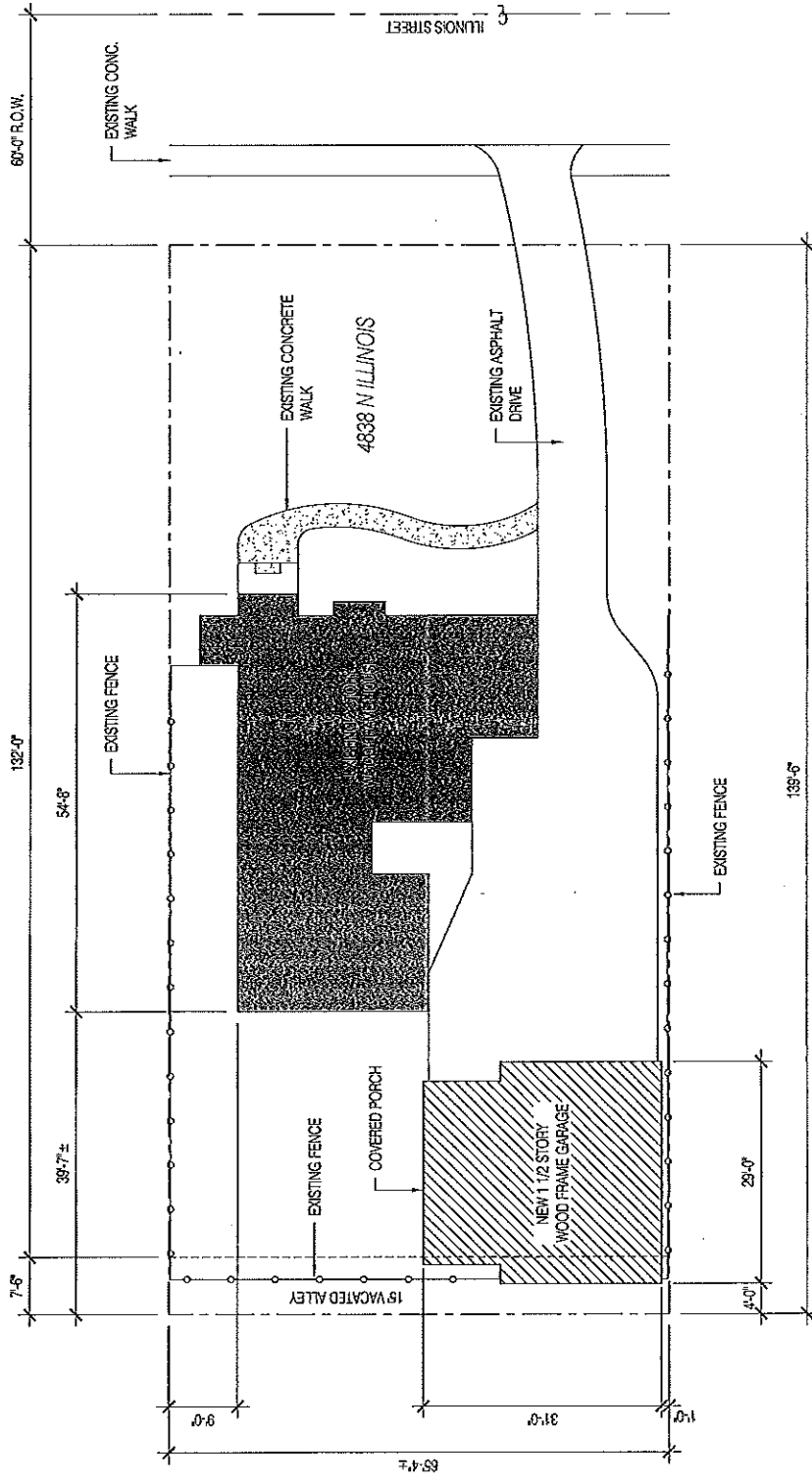
The new garage building is in keeping with the existing aesthetic and style of the adjacent house. It will draw from materials used on the existing structure, and when completed the garage will appear as if it were built simultaneously with the original house.

[See attached application drawings]



SITE + BUILDING AREA INFORMATION

SITE AREA: ±.209 ACRE (±9110 S.F.)
 LOT COVERAGE: (OPEN LOT SPACE TO BUILDING %) 27%
 MAXIMUM REQUIRED LOT COVERAGE: 65%
 EXISTING BUILDING FOOTPRINT: 1804 S.F.
 NEW GARAGE FOOTPRINT: 848 S.F.
 (INCLUDING COVERED PORCH)
 TOTAL BUILDING(S) FOOTPRINT: 2453 S.F.



WILLMAN
 RESIDENCE
 4838 N ILLINOIS
 INDPLS, IN 46208

MSPC prior approval for a
 variance application dwg's
 Project Number: -
 Drawn By: lsl
 Issue Date: 08 May 2012
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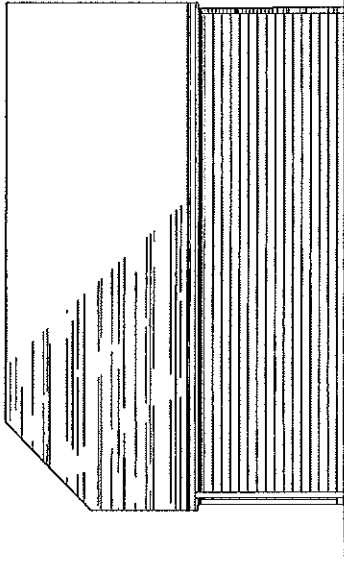
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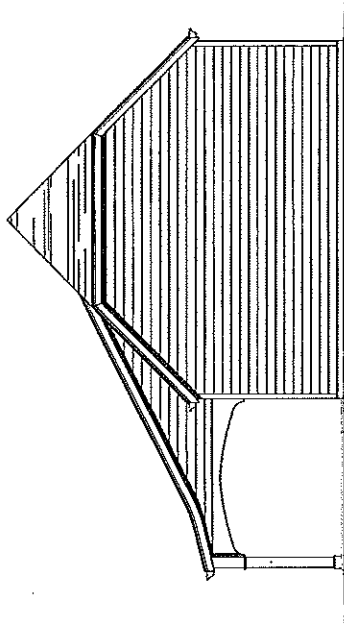
ARCHITECTURAL
 SITE PLAN

N
 ARCHITECTURAL SITE
 PLAN
 01
 1/16" = 1'-0"

Sheet:
 AS1.0



PROPOSED GARAGE SOUTH
04 ELEV
NTS



PROPOSED GARAGE WEST
03 ELEV
NTS

WILLMAN
RESIDENCE
4838 N ILLINOIS
INDPLS, IN 46208

MSPC prior approval for a
variance application dwgs

Project Number: -
Drawn By: jal
Issue Date: 08 May 2012

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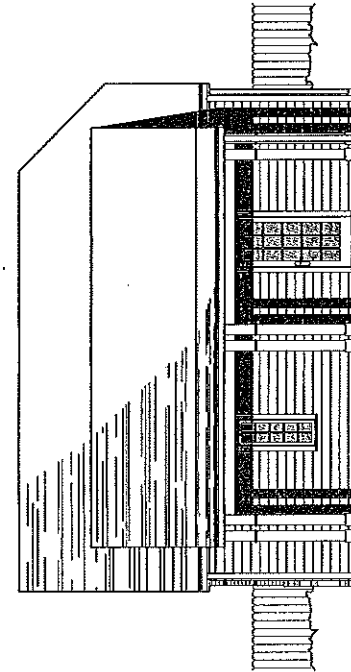
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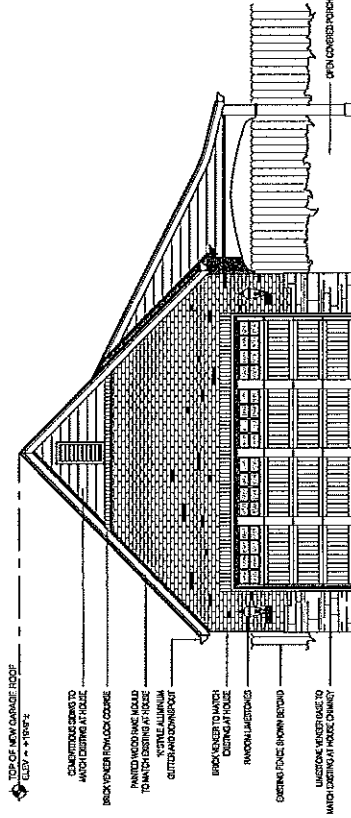
PROPOSED
GARAGE
ELEVATIONS

Sheet:

A2.1



PROPOSED GARAGE NORTH
02 ELEV
NTS



PROPOSED GARAGE EAST
01 ELEV
NTS

- TOP OF NEW GARAGE ROOF
CLIP - 1" MIN
- COUNTERSINKS TO
MATCH EXISTING AT HOUSE
- BACKSPLASH FINISH COORDINATE
- PAINTED WOOD FINISH HOLD
TO MATCH EXISTING AT HOUSE
- 1" STYRE ALUMINUM
ENTRANCE DOOR/SWITCH
- BRICK VENEER TO MATCH
EXISTING AT HOUSE
- PAINTED ALUMINUM
FINISH LANTERN
- EXISTING DOOR IN NEW SECTION
MATCH EXISTING AT HOUSE FINISH

WILLMAN
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 variance application dwgs

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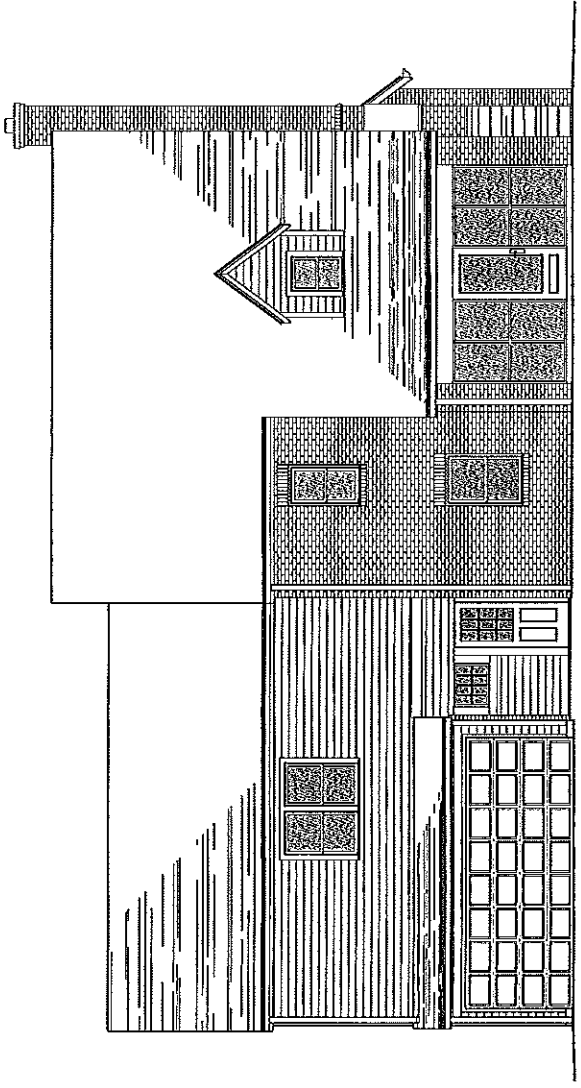
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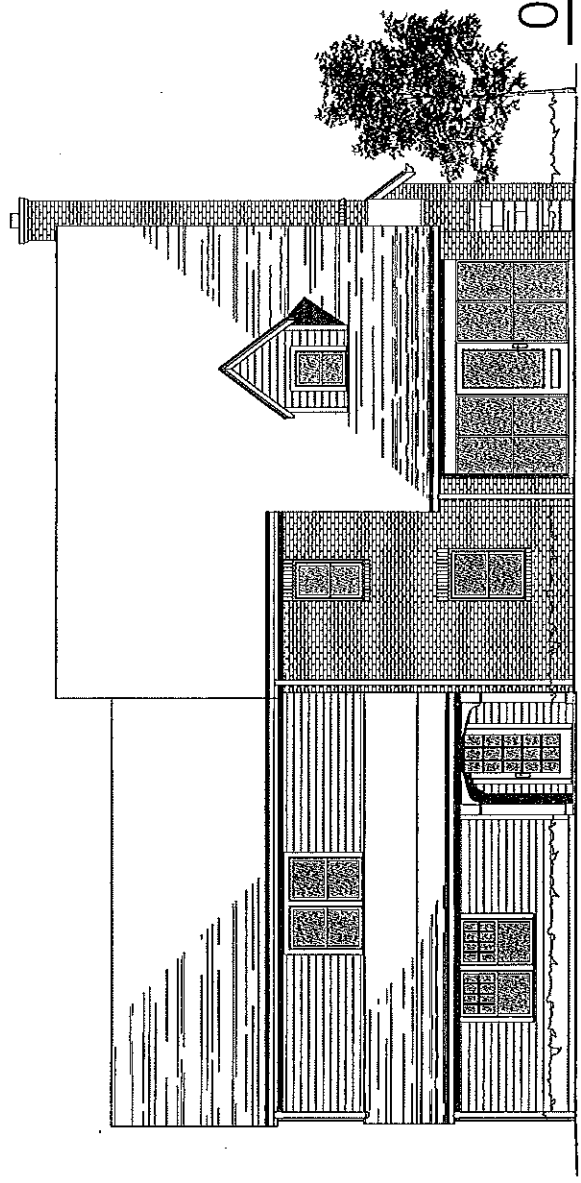
EXISTING +
 PROPOSED
 SOUTH ELEVATION

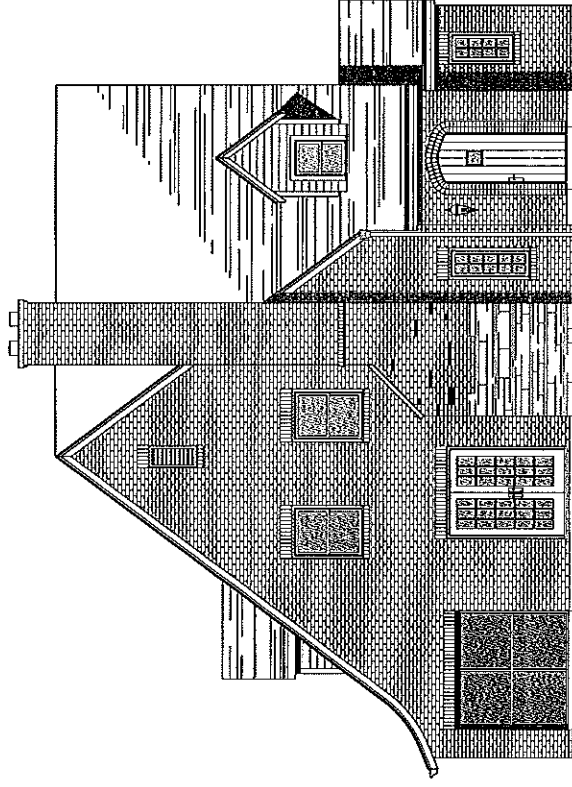
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EXISTING SOUTH
 ELEV
 02
 NTS



PROPOSED SOUTH
 ELEV
 01
 NTS





EXISTING EAST
02
 ELEV
 NTS

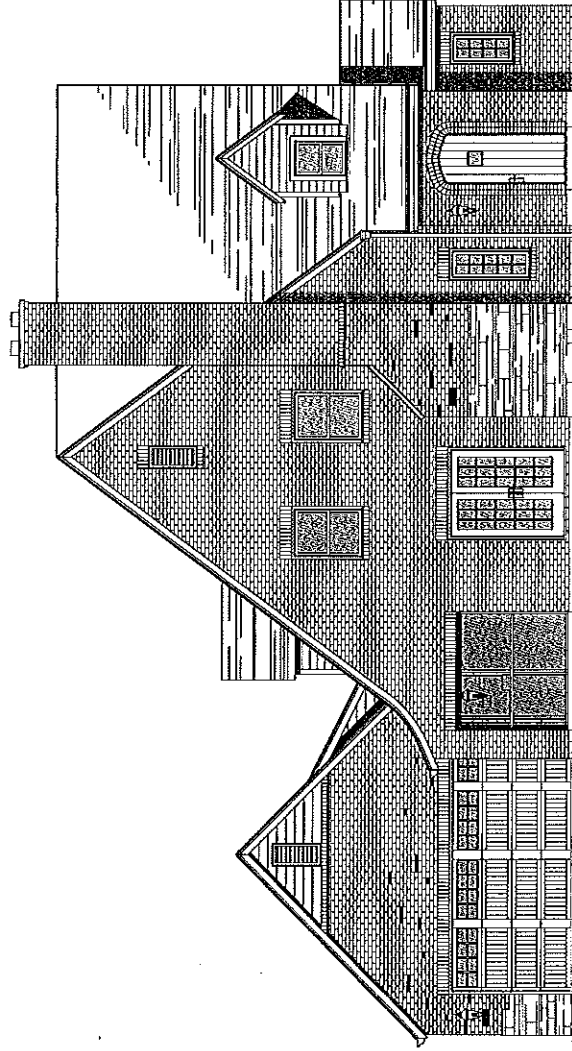
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Revisions:
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EXISTING EAST W/ GARAGE
01
 ELEV
 NTS

EXISTING EAST
 ELEVATION +
 GARAGE BEYOND

Sheet: **A2.3**