



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 12-22

Address of the Property where work is to be done: 5144 N. DELAWARE ST.

Applicant's Name: CLARK QUINN/ELIZABETH BENTZ WILLIAMS Phone No: 317-637-1321
Address: 320 N MERIDIAN ST FAX No: 317-687-2344
STE 1100 INDIANAPOLIS, IN Zip Code: 46268
E-Mail address: ebw@clarkquinnlaw.com

Name of Owner(s): BARRY A & NORA L. MACEY Phone No: SAME
Address of Owner: 5144 N. DELAWARE ST. FAX No: SAME
INDIANAPOLIS, IN Zip Code: 46250
E-Mail address: SAME

Is the applicant the owner of one hundred percent (100%) of the property involved in the petition? [X] Yes [ ] 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). 225 Section No(s) in Amleside 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? [X] Yes [ ] No

Was this property the subject of any previous petition(s)? [ ] Yes [ ] No
If yes, list the original case number(s) PENDING 2012-PTN-219

The present Use of the property is: RESIDENTIAL
The current Zoning Classification of the property is: D-4
List of the Existing Improvements on the property are: 2-STORY HOME & GARAGE

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.

PETITIONER REQUESTS TO CONSTRUCT A GARAGE, 24' IN HEIGHT, THIS WILL REPLACE AN EXISTING GARAGE, LINE UP BETTER WITH EXISTING DRIVE, PROVIDE A HOFT FOR ADDITIONAL PERSONAL USE + MAINTAIN THE SAME ROOF PITCH AS THE PRIMARY STRUCTURE.

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

Signature of Owner: Elizabeth Bentz Williams AICIP
Signature of Applicant (if different than Owner): AGENT FOR OWNER

Date: 10-19-12
RECEIVED MERIDIAN STREET PRESERVATION COMMISSION DATE 10-19-12

DEPARTMENT OF METROPOLITAN DEVELOPMENT

DIVISION OF PLANNING

CONSENT FORM

The undersigned, Barry A. Macey, being the owner of the property located at 5144 North Delaware Street, Indianapolis, Indiana, hereby authorizes Thomas Michael Quinn, of the law firm of Clark, Quinn, Moses, Scott & Grahn to file land development petitions and all other filings necessary for the aforementioned address.

This consent shall remain in effect until revoked by a written statement filed with the Planning Division of the Department of Metropolitan Development.

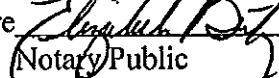
  
BARRY A. MACEY

10/15/2012

DATE

STATE OF INDIANA        )  
  ) SS:  
COUNTY OF MARION     )

Subscribed and Sworn to before me this 15<sup>th</sup> day of October, 2012.

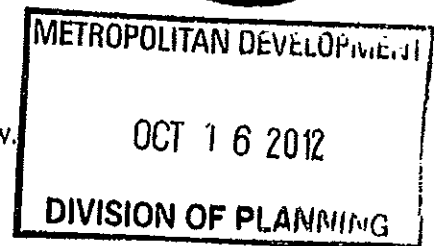
Signature   
Notary Public  
Printed: Elizabeth B. Williams  
County of Residence: Marion



My Commission expires:

November 18, 2012

This instrument was prepared by Thomas Michael Quinn, Attorney at Law.



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The requested variance is to permit an accessory structure 24 feet in height when the permitted height is 20 feet. The primary residence on the lot is a two-story home. All building construction and materials will meet or exceed all required building codes and construction methods including the 2012 Energy Code.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The proposed garage is planned to expand the enjoyment of the property by including a second story loft area for a home office/recreational area for the homeowners. The pitch of the roof is planned to match the pitch of the home, thereby adding and maintaining the aesthetics of their property as well as the neighborhood in general.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Without the grant of the variance, the petitioners would have to redesign the proposed garage to lower the pitch of the garage and result in construction less attractive than the home and the neighborhood. The proposed structure is subordinate to the primary structure and meets all other development standards..

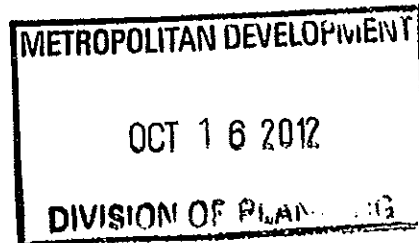
**DECISION**

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**MACEY**  
 5144 N. DELAWARE ST.  
 INDIANAPOLIS, IN  
 46205

**PLOT PLAN  
 FOR GARAGE**

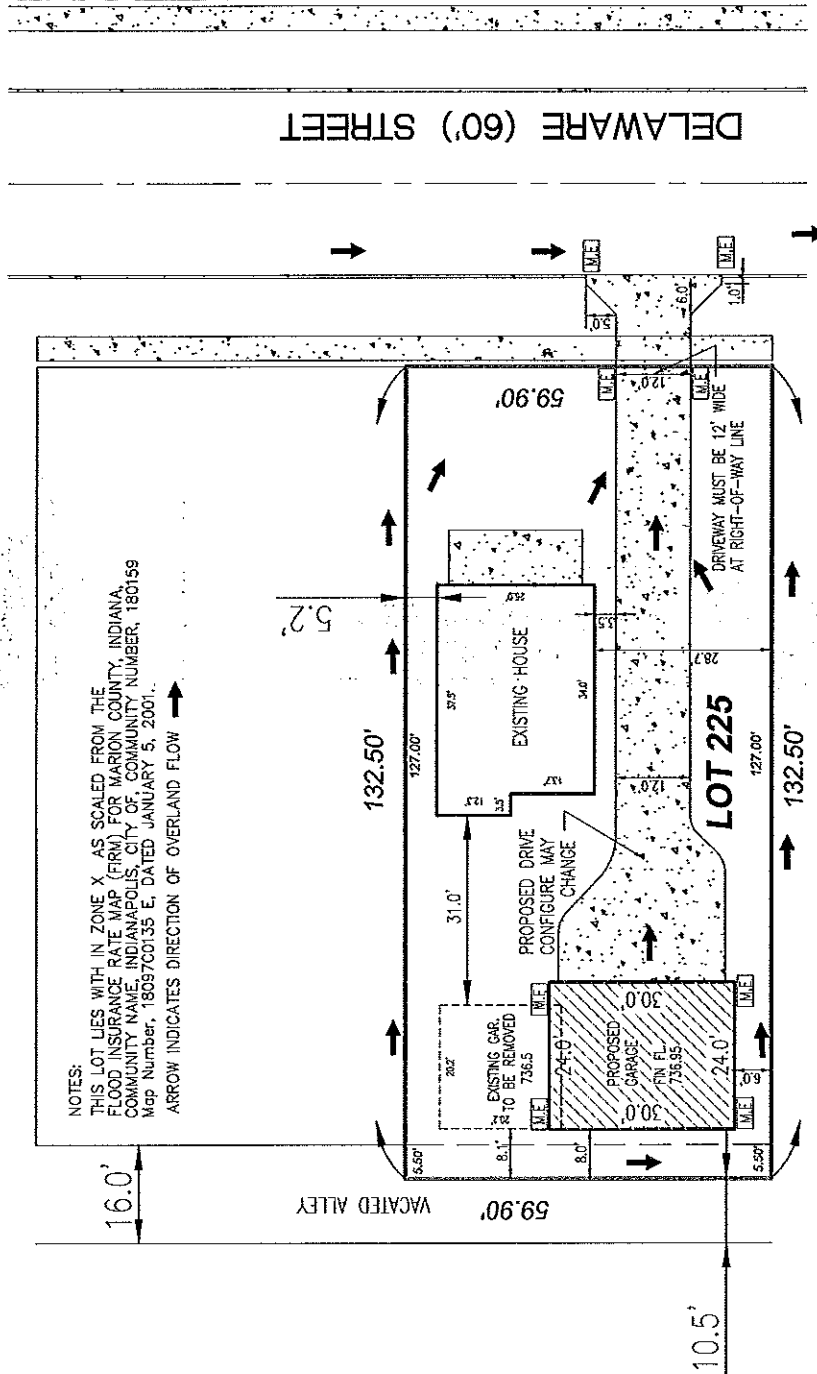
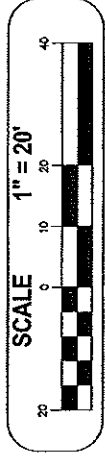
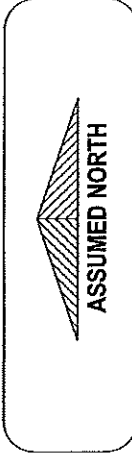
**PROJECT LOCATED IN:**  
 SW QUARTER  
 OF SECTION 12  
 TOWNSHIP 16 NORTH  
 RANGE 3 EAST  
 WASHINGTON TOWNSHIP  
 MARION COUNTY

**PREPARED FOR:**  
 PULLIAM SCOTT CONSTRUCTION  
 5817 WEST 74TH STREET  
 INDIANAPOLIS, IN 46278

**DRAWN BY:** D. SCOTTEN  
**CHECKED BY:** R. STOHLER  
**ISSUE DATE:** 07/11/2012

**PROJECT NUMBER**  
 1-21209

**SHEET**  
 1 OF 1



**NOTES:**  
 THIS LOT LIES WITH IN ZONE X, AS SCALED FROM THE  
 FLOOD INSURANCE RATE MAP (FIRM) FOR MARION COUNTY, INDIANA.  
 COMMUNITY NAME: INDIANAPOLIS, CITY OF. COMMUNITY NUMBER: 180159  
 Map Number: 1809700135 E, DATED JANUARY 3, 2001.  
 ARROW INDICATES DIRECTION OF OVERLAND FLOW

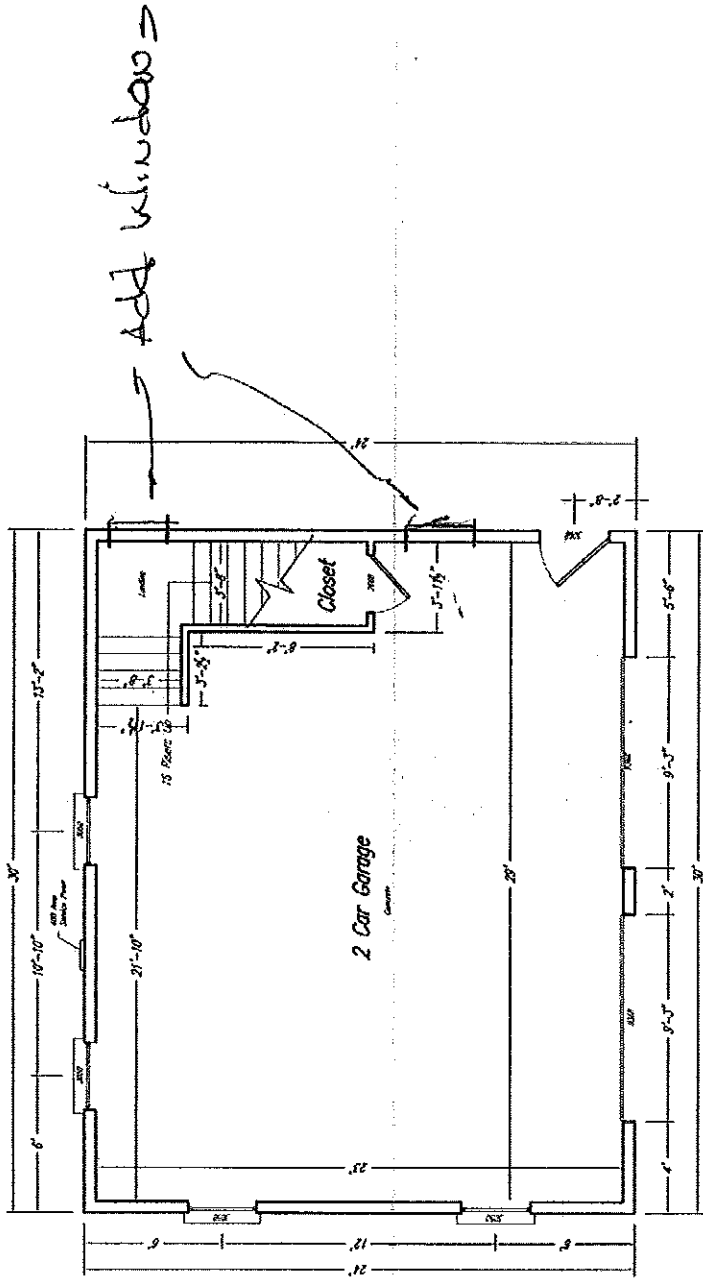
Proposed Driveway within subdivision will be  
 constructed of concrete material  
 and shall conform to D.O.T.  
 Standard Plan 16-01.

Legal Description:  
 Lot Number 225 in Ambleside, an Addition to the City of Indianapolis, in Marion County, Indiana, Also a strip of Land 505 feet in Width, West of and  
 adjoining said lot, being part of a vacated alley, the same as recorded in Plot Book 17, Page 60 in the Office of the Recorder of Marion County,  
 Indiana.

**AXIS**  
 SURVEYING, LLC

Complete Surveying Services for Commercial - Construction - Residential

(317) 841-506 - www.AXISurvey.com P.O. BOX 502369 - Indianapolis, IN 46250



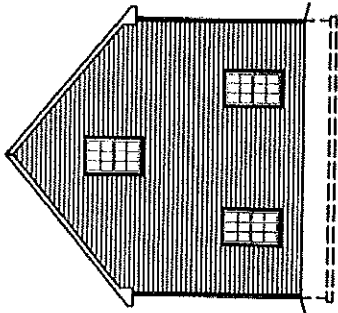
# First Floor Plan

First Floor 44  
 Second Floor 45  
 Equipment Finished 46  
 Equipment Unfinished 47  
 Garage 48  
 1/28/20

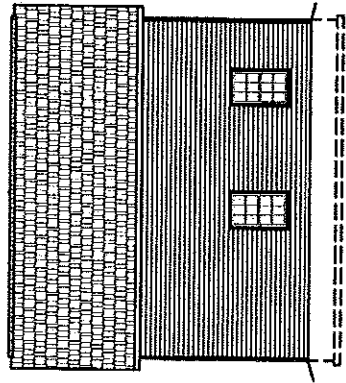
This plan has been prepared under the supervision of Mr. Walter W. Miller, Architect, 400  
 North Commercial Street, Chicago, Illinois, and is subject to the provisions of the  
 Illinois Building Code. The architect and contractor shall be jointly and severally  
 liable for the cost of any and all damages caused by the construction of the work  
 shown on this plan.

Scale: \_\_\_\_\_ Date: \_\_\_\_\_ Drawn By: \_\_\_\_\_  
**Macy Garage**

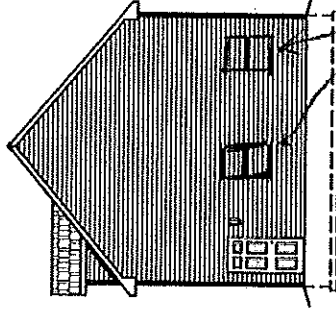
Shows Wall Section



Left Elevation

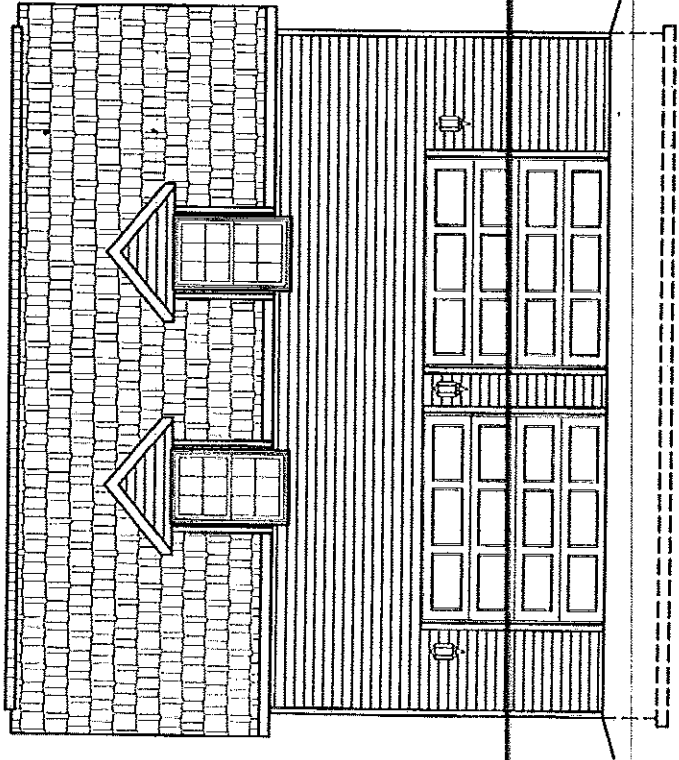


Rear Elevation

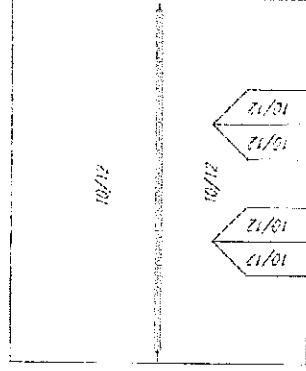


Right Elevation

Add



Front Elevation



Roof Bird's-Eye View

First Floor	57'
Second Floor	56' 8"
Basement	5'
Garage	23' 0"
508'	1,294'

The Plans and drawings were prepared by the author under the supervision of the author and are not to be used for any other purpose without the written consent of the author. The author is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The author is not responsible for any damage or injury to any person or property caused by the use of the drawings or for any other reason.

Macy Garage

Scale:	1" = 4'	Drawn By:	JCH	Sheet No:	1
Date:	May 1, 2012				