

SPEEDWAY BOARD OF ZONING APPEALS OF MARION COUNTY, INDIANA PETITION FOR VARIANCE

2023-DVS-001

Docket No. _____

BZA Use Only

Address of Subject Property: 5604 Meadowood Dr Speedway, IN 46224

Petitioner(s) Name: Sarah Walters Phone: 317-778-7150

Petitioner(s) Address: 1073 Oliver Ave, Indianapolis Indiana Zip Code: 46221

Petitioner E-mail: swalters@riveragroupindy.com

Property Owner(s) name(s) [if different from Petitioner(s)]: _____

Owner(s) Address: 5604 Meadowood Dr Speedway, IN 46224

Owner(s) E-mail: N/A

Legal Description (check one):

- Complete Metes and Bounds legal description attached.
[X] Platted Site within recorded subdivision, copy of plat map attached. Subdivision Name:
Lot No(s): 147 Section No(s):
Recorded in Plat Book number: 29 Page(s) 210/211 in the Marion County Recorder's Office.

If this property was the subject of any previous petition, list the previous docket number: _____

Current Zoning Classification: _____ Acreage: _____ Township: Wayne

Existing Use of Subject Property: Residential

Existing improvements on Subject Premises: None

Request is for (check all that apply):

- Variance of Use
[X] Variance of Development Standards

(Provide a detailed description of the proposal. Specify any specific ordinance(s), standard(s), condition(s), commitment(s), and/or regulation(s) sought to be modified. Attach additional pages if necessary.)

Front yard setback - Section 744-202: Proposal is to build a new front porch

Primary and accessory structures may be located with a front yard setback from property line of 25' or greater. Current plans indicate noncompliance with a proposed 18 front yard setback.

Oath: The above information, to my knowledge and belief, is true and correct.

Sarah Walters
Signature(s) of Petitioner(s)

Natali Cordova Gonzalez
Ascencion Romero Vazquez
Signature(s) of Owner(s) (if different than petitioner)

STATE OF Indiana
COUNTY OF MARION, SS
Subscribed and sworn to before me this 31 day of May, 2023

STATE OF Indiana
COUNTY OF MARION, SS
Subscribed and sworn to before me this 31 day of May, 2023

Mary Cruz Gomez Orta
Notary Public

Mary Cruz Gomez Orta
Notary Public

Mary Cruz Gomez Orta
Printed name of Notary Public

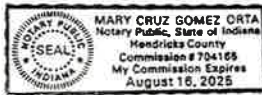
Mary Cruz Gomez Orta
Printed name of Notary Public

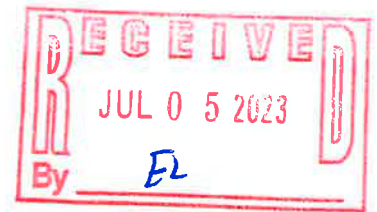
My Commission expires: 08/16/2025

My Commission expires: 08/16/2025

My County of residence: Hendricks

My County of residence: Hendricks





CONSENT FORM

The undersigned, Ascencion Romero Vazquez, Natali Cordova Gonzalez, by being the owner of the property commonly known as 5604 Meadowood DrSpeedway, IN 46224 hereby authorizes Sarah Walters (Rivera Group LLC) to file land development petitions and filings necessary for the aforementioned address.

This consent shall (check one):

remain in effect until revoked by a written statement filed with the Speedway Board of Zoning Appeals.

remain in effect until

X remain in effect until these land development petitions are resolved.

Signature of Owner (Ascencion Romero Vazquez)

Ascencion Romero Vazquez

Date 5-31-2023

Signature of Owner (Natali Cordova Gonzalez)

Natali Cordova Gonzalez

Date 5-31-2023

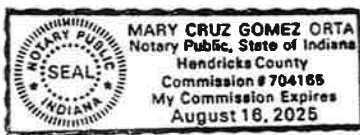
STATE OF Indiana COUNTY OF Marion, SS: Subscribed and Sworn to before me this 31 day of May, 2023

Mary Cruz Gomez Orta Notary Public

Mary Cruz Gomez Orta Printed Signature

My commission expires: 08/16/2025

My county of residence: Hendricks



STATE OF Indiana COUNTY OF Marion, SS: Subscribed and Sworn to before me this 31 day of May, 2023

Mary Cruz Gomez Orta Notary Public

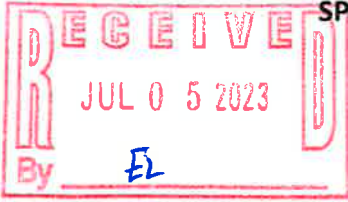
Mary Cruz Gomez Orta Printed Signature

My commission expires: 08/16/2025

My county of residence: Hendricks



**SPEEDWAY BOARD OF ZONING APPEALS 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 porch addition would be built in a similar manner and style as the surrounding properties with porches.

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:
many similar homes in the area already have front porches

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
the required front setback limits any improvements to the property without seeking a variance

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is granted, subject to any conditions stated in the minutes (which are incorporated herein by reference and made a part of this decision).

Adopted this _____ day of _____, 20__

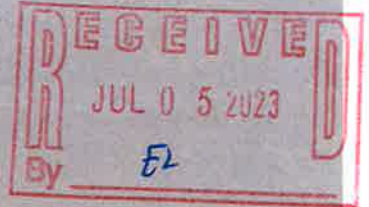
_____ Chairperson

_____ Vice-Chairperson

_____ Secretary

_____ Member

_____ Member



Key No: 49-05-25-106-071.000-914

File No. 2020-1448

WARRANTY DEED

THIS INDENTURE WITNESSETH, Paige's Realty LLC, ("Grantor"), of Johnson County, in the State of Indiana, CONVEYS AND WARRANTS to Natali Cordova Gonzalez and Ascencion Romero Vazquez, husband and wife, ("Grantee"), of Marion County, in the State of Indiana, for the sum of ten dollars (\$10), and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Marion County, in the State of Indiana:

Lot 147 in Meadowood Addition, an Addition to the Town of Speedway, Marion County, Indiana, as per plat thereof recorded in Plat Book 29, page 210 and 211, in the Office of the Recorder of Marion County, Indiana.

Commonly known as: 5604 Meadowood Dr Indianapolis IN 46224

IN WITNESS WHEREOF, Grantor has executed this deed this 24 day of March, 2020.

Paige Tam, member
Paige's Realty LLC
By: Paige Tam, Member

STATE OF INDIANA)

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Paige Tam, Member of Paige's Realty LLC, who acknowledged execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24 day of March, 2020.

My Commission expires: 11/29/2025
Chelsea Arledge
Notary Public

Residing in Marion County



Grantee's Address & Tax Mailing Address: 5604 Meadowood Dr Indianapolis IN 46224

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (Janet Davis Hocker)

This instrument prepared by: Janet Davis Hocker, Attorney at law, 6626 E. 75th Street, Suite 410, Indianapolis, IN 46250

GENERAL SITE NOTES

1. THESE DRAWINGS ARE INTENDED TO OUTLINE THE GENERAL SCOPE OF THE WORK. CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND GENERALLY ACCEPTED TRADE PRACTICES.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE CITY OF INDIANAPOLIS STORM WATER DESIGN & CONSTRUCTION SPECIFICATIONS MANUAL.
3. NO SURVEY HAS BEEN PROVIDED FOR THIS SITE. SITE FEATURES AND TOPOGRAPHIC DATA HAVE BEEN DERIVED FROM AERIAL PHOTOGRAPHY, CURSORY SITE INVESTIGATION, FIELD VERIFICATION AND OTHER RELIABLE MEANS OF INVESTIGATION. ALL EXISTING FEATURES INCLUDING GRADE ELEVATIONS, DRAINAGE PATHS, PAVING CONTINUITY AND CONDITION, ETC. SHALL BE FIELD VERIFIED.
4. ALL SITE UTILITIES ARE PRESUMED TO BE EXISTING, UNLESS NOTED OTHERWISE. COORDINATE SITE UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING SUB-CONTRACTORS AND LOCAL UTILITY COMPANIES AS REQUIRED TO PROVIDE SERVICES INCLUDING BUT NOT LIMITED TO WATER SUPPLY, SANITARY SEWER & WASTE DISCHARGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, AND TELECOMMUNICATIONS.
5. THIS SCOPE OF WORK IS DESIGN-BUILD IN NATURE. NOT ALL CONDITIONS, CONNECTIONS NOR TRANSITIONS MAY BE SHOWN. CONTRACTORS SHALL DETERMINE THE BEST MEANS FOR ACHIEVING THE INDICATED DESIGN INTENT. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, SUCH THAT ALL UNFORESEEN CHALLENGES CAN BE RESOLVED BY MINIMALLY IMPACTING THE CONSTRUCTION SCHEDULE AND BUDGET. RIVERA GROUP LLC SHALL BEAR NO FINANCIAL RESPONSIBILITY FOR THE CONSTRUCTABILITY OF THIS PROJECT.

SITE PLAN KEYNOTES:

- ① PROPOSED 2nd FLOOR ON TOP OF EXISTING 1 STORY- TO MAKE A 2 STORY HOUSE
- ② PROPOSED FRONT PORCH
- ③ PROVIDE CONCRETE WASH OUT
- ④ PROVIDE SILT FENCE FOR EROSION CONTROL
- ⑤ ACCESS TO CONSTRUCTION SITE. REMOVE SOIL AND DEBRIS FROM CONSTRUCTION SITE.



2023-DVS-001



1073 OLIVER AVENUE | INDIANAPOLIS, IN 46221
(317) 228-1704 email: admin@riveragroupindy.com

CERTIFIED BY _____

DRAWN BY _____

Tamar de la Paz

DATE _____

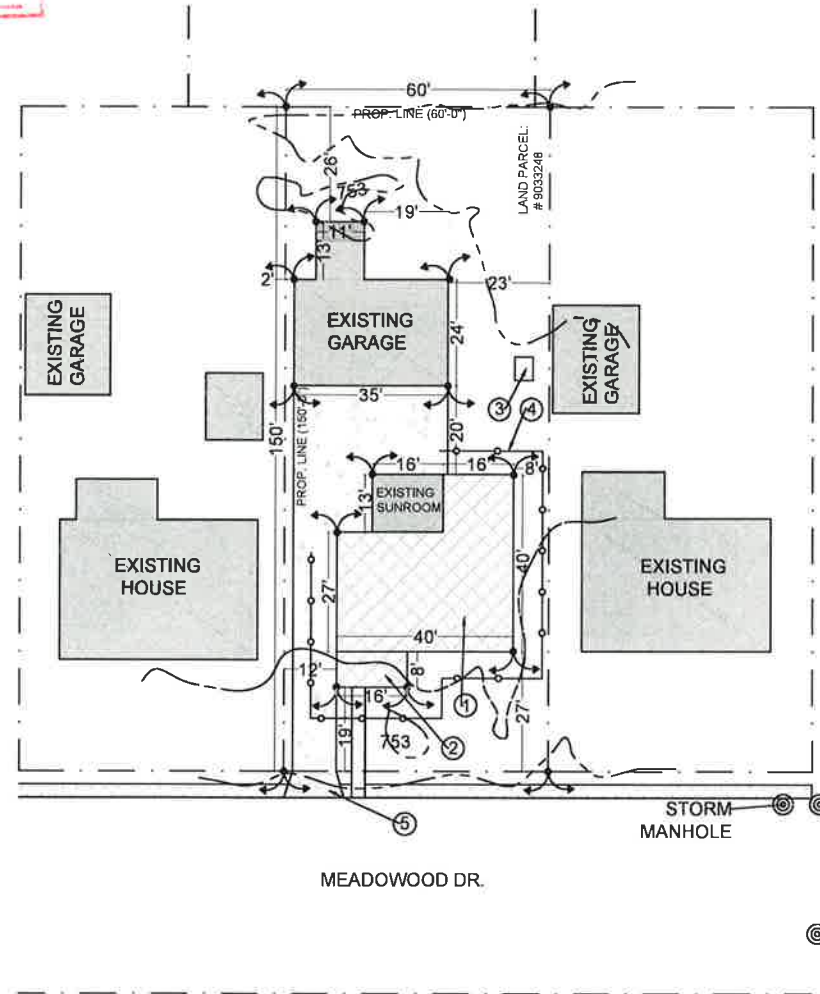
FEB, 13, 2023

REVISION # _____



5604 Meadowood Dr.
INDIANAPOLIS, INDIANA 46224

C2



SITE DATA

LOT AREA (D4) - METRO

PARCEL SIZE (60' x 150') 8,964 S.F.

TOTAL BLDG AREA

EXISTING SUNROOM AREA	208 SQ. FT.
EXISTING GARAGE AREA	983 SQ. FT.
EXISTING CONCRETE PATH	1,271 SQ. FT.
PROPOSED 2STORY HOME ADDITION AREA	1,288 SQ. FT.
PROPOSED FRONT PORCH AREA	128 SQ. FT.
OPEN SPACE PERCENTAGE	70%



Proposed
Site Plan

SCALE: 1" = 32'

GENERAL SITE NOTES

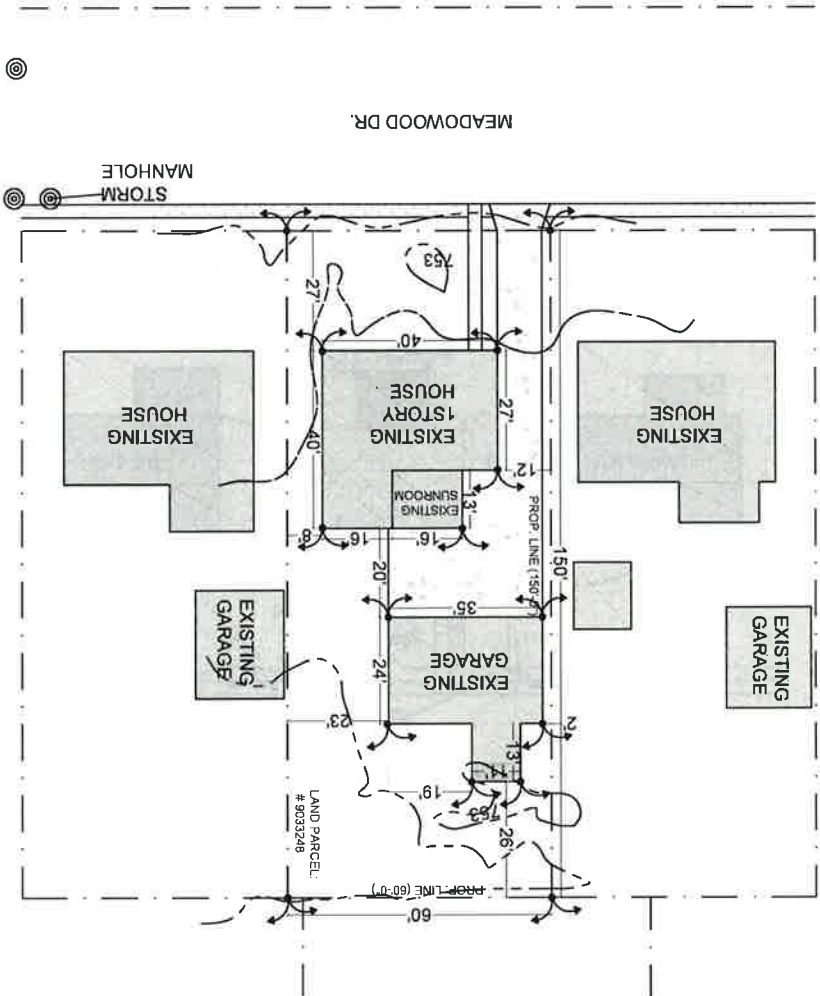
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SITE DATA

LOT AREA (D4) - METRO	
PARCEL SIZE (60' X 150')	8,964 S.F.
TOTAL BLDG AREA	
EXISTING SUNROOM AREA	208 SQ. FT.
EXISTING GARAGE AREA	983 SQ. FT.
EXISTING CONCRETE PATH	1,271 SQ. FT.
EXISTING FOOTPRINT AREA	1,288 SQ. FT.
OPEN SPACE PERCENTAGE	72%



2023-DVS-001



SCALE: 1" = 32'

Site Plan
Existing



RIVERA
GROUP, LLC

1070 OLIVER AVENUE | INDIANAPOLIS, IN 46224
(317) 528-1704 email: info@riveragroup.com

CERTIFIED BY _____

DRAWN BY **Tamar de la Paz**

DATE **FEB 13, 2023**

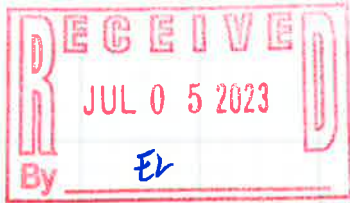
REVISION # _____



5604 Meadowood Dr.
INDIANAPOLIS, INDIANA 46224

C1

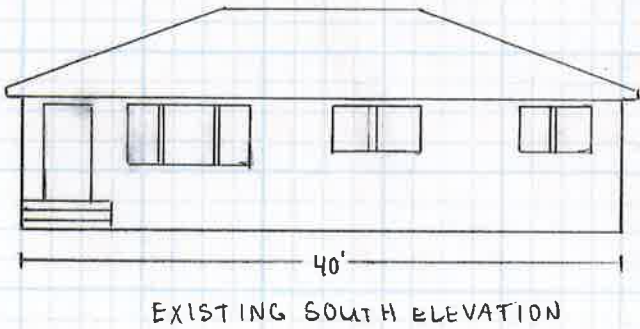
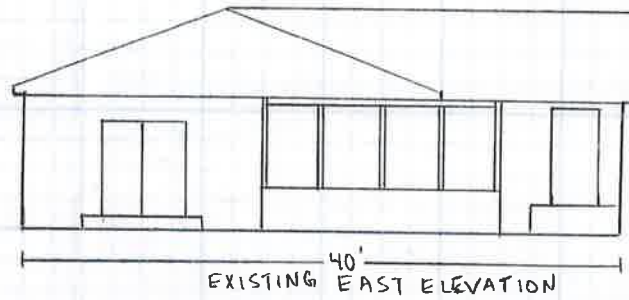
2023-DVS-001



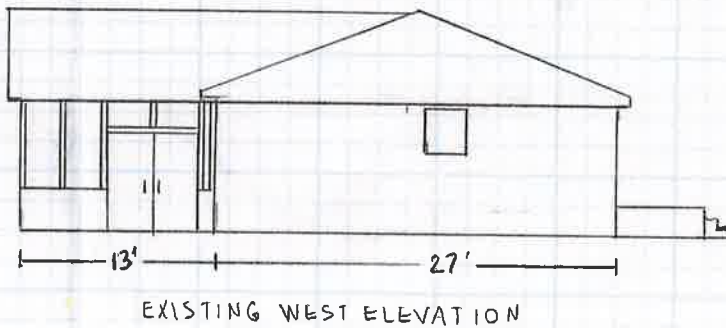
5604 MEADOWOOD DRIVE
INDIANAPOLIS, IN 46224



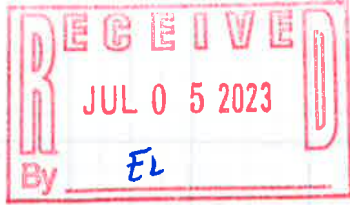
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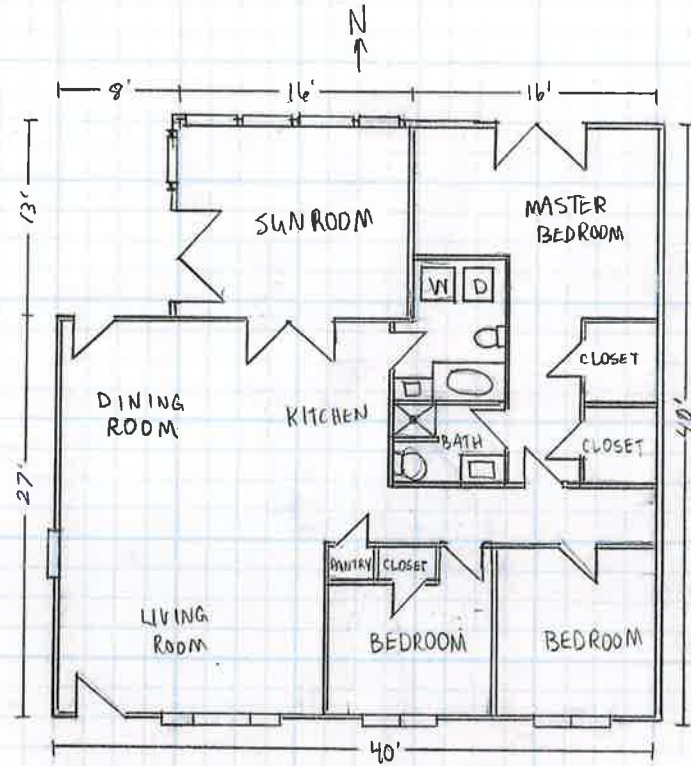
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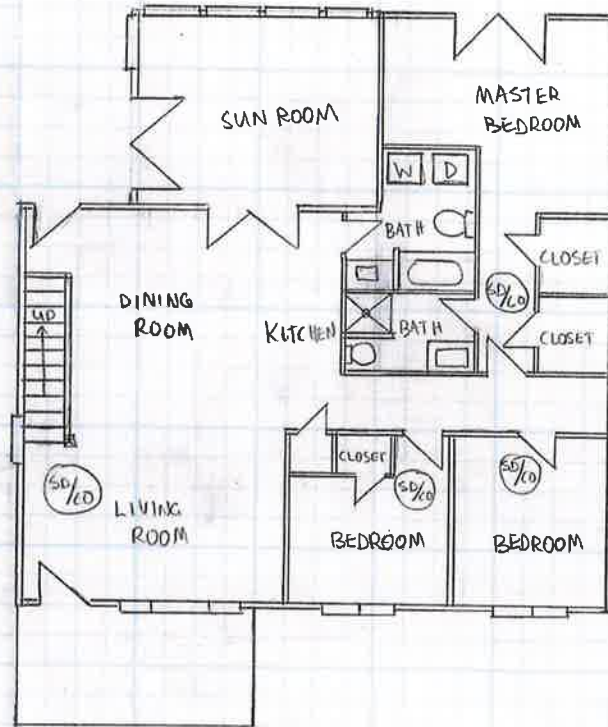
2023-DVS-001



5604 MEADOWOOD DRIVE
INDIANAPOLIS, IN 46224

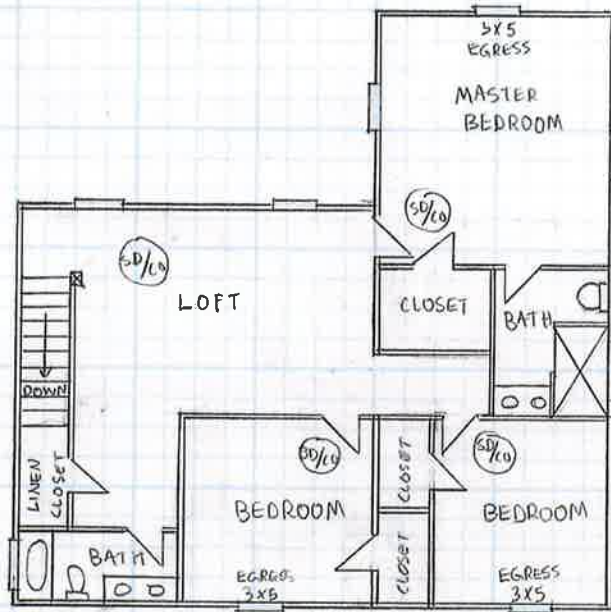
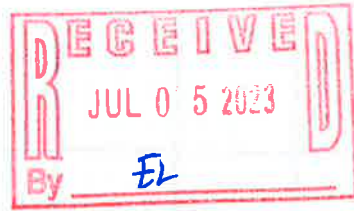


EXISTING FLOOR PLAN



PROPOSED 1ST FLOOR PLAN

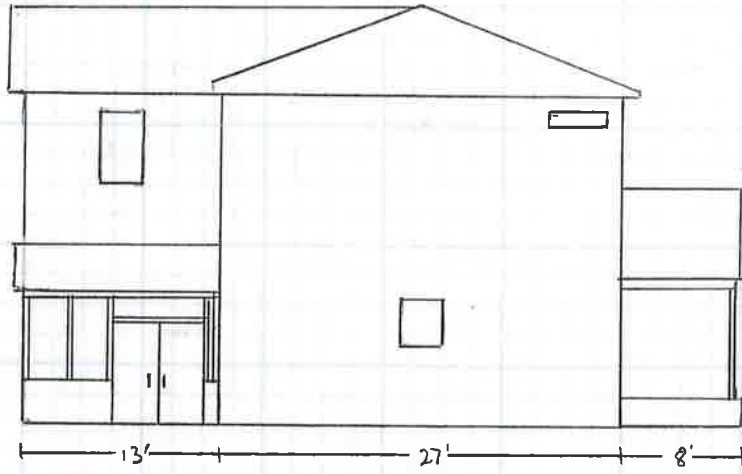
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PROPOSED 2nd FLOOR

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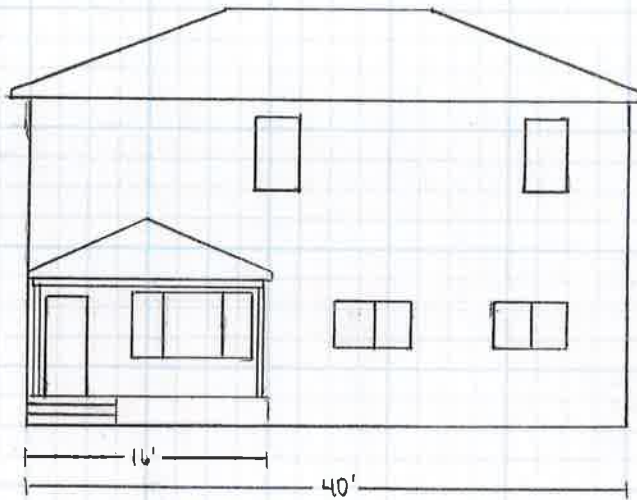
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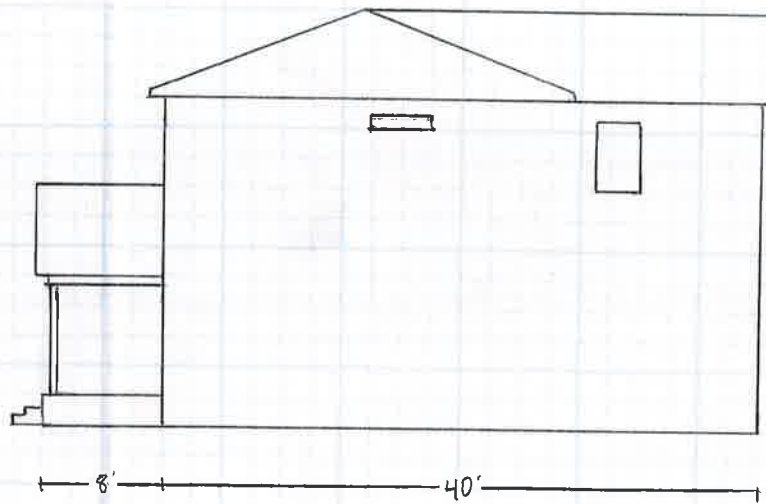
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



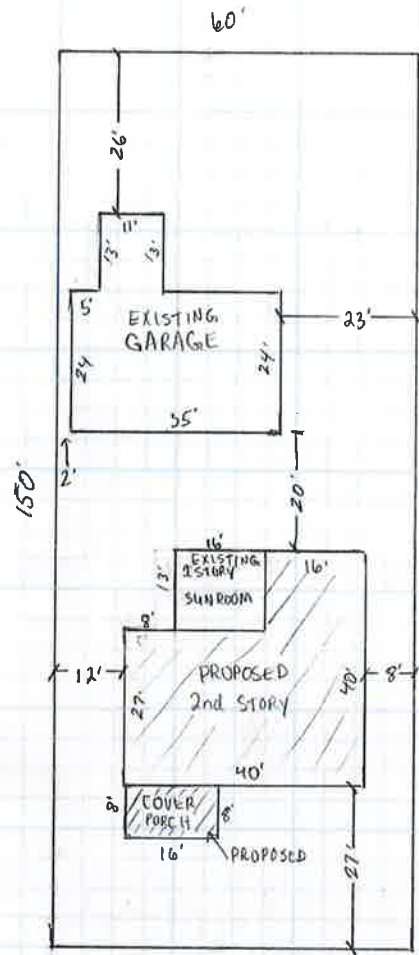
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



2023-DVS-001



MEADOWOOD DRIVE