

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

2023-DVS-002

Docket No. \_\_\_\_\_  
BZA Use Only

Address of Subject Property: 4755 Gilman Street  
Petitioner(s) Name: Mr. Gary Cerasale Phone: 317.510.9710  
Petitioner(s) Address: 4755 Gilman Street Zip Code: 46224  
Petitioner E-mail: GCerasale@OMRAutomotive.it  
Property Owner(s) name(s) [if different from Petitioner(s)]: \_\_\_\_\_  
Owner(s) Address: \_\_\_\_\_  
Owner(s) E-mail: \_\_\_\_\_

Legal Description (check one):  
 Complete Metes and Bounds legal description attached.  
 Platted Site within recorded subdivision, copy of plat map attached. Subdivision Name: \_\_\_\_\_  
Lot No(s): \_\_\_\_\_ Section No(s): \_\_\_\_\_  
Recorded in Plat Book number: \_\_\_\_\_ Page(s): \_\_\_\_\_ 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: SZ2 Acreage: 5.0 Township: Wayne  
Existing Use of Subject Property: Industrial Warehouse  
Existing improvements on Subject Premises: Industrial Warehouse with associated parking and utilities

Request is for (check all that apply):  
 Variance of Use  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.)

- Chapter 742 Article I Section 08.b.4 Required Parking - Provide parking per 744-402-1
- Chapter 744 Article I Section 08.b.4.III - Provide interior parking lot landscaping per 744-505
- Chapter 742 Article I Section 08.b.3 Building Perimeter Plantings - Provide 10' landscape area along each wall
- Chapter 742 Article I Section 08.b.1.I Maximum Lot Coverage - Provide a maximum of 80% impervious lot coverage

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

Gary Cerasale  
Signature(s) of Petitioner(s)

\_\_\_\_\_  
Signature(s) of Owner(s) (If different than petitioner)

STATE OF INDIANA  
COUNTY OF MARION SS  
Subscribed and sworn to before me this

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS  
Subscribed and sworn to before me this

20 day of JULY, 2023  
Tascha Walker  
Notary Public

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Notary Public

Tascha Walker  
Printed name of Notary Public

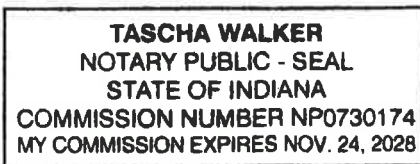
\_\_\_\_\_  
Printed name of Notary Public

My Commission expires: 11-24-2023

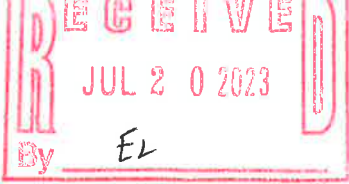
My Commission expires: \_\_\_\_\_

My County of residence: MARION

My County of residence: \_\_\_\_\_





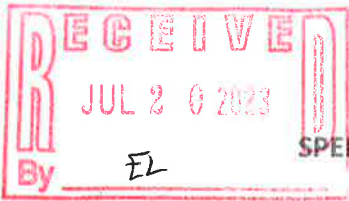


## Land Description

A part of the Southeast Quarter of Section 31, Township 16 North, Range 3 East, Second Principal Meridian, Town of Speedway, Marion County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of said Southeast Quarter; thence North 89 degrees 19 minutes 55 seconds East (assumed basis of bearings) 930.00 feet along the north line of said Southeast Quarter to the east right-of-way line of Main Street as described in Instrument Number A201000017867 on file in the Office of the Recorder of Marion County, Indiana; thence South 0 degrees 16 minutes 50 seconds East 1,669.30 feet to the northwest corner of Parcel I as described in Instrument Number 201100022652, on file in the Office of said Recorder; thence North 89 degrees 50 minutes 15 seconds East 10.00 feet along the north line of said Parcel I to a line that is 10.00 feet east of and parallel with said east right-of-way line of Main Street; thence South 00 degrees 16 minutes 50 seconds East 32.83 feet along said parallel line to a 5/8" diameter rebar with a cap stamped "Structurepoint - 0094" on the proposed south right-of-way line of Gilman Street, the following four (4) courses are along said proposed/south right-of-way line; 1) thence North 89 degrees 43 minutes 10 seconds East 286.60 feet to the POINT OF BEGINNING; 2) thence continuing North 89 degrees 43 minutes 10 seconds East a distance of 8.40 feet to a "Structurepoint" rebar; 3) thence North 79 degrees 30 minutes 55 seconds East a distance of 50.80 feet to a "Structurepoint" rebar; 4) thence North 89 degrees 43 minutes 10 seconds East a distance of 463.89 feet to a rebar with cap stamped "SEA GROUP FIRM #0091"; thence South 00 degrees 40 minutes 05 seconds East 486.35 feet to a "SEA GROUP" rebar on the southwestern line of said Parcel I described in Instrument Number 201100022652; thence North 75 degrees 32 minutes 52 seconds West along said line a distance of 541.06 feet to a "SEA GROUP" rebar; thence North 00 degrees 40 minutes 05 seconds West a distance of 339.75 feet to the POINT OF BEGINNING, containing 5.00 acres, more or less.





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Petition No. \_\_\_\_\_

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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 number of required parking spots will be provided with a combination of on-site parking spaces as well as with the adjoiner to the north of the site. The interior parking lot landscaping and 10' building perimeter landscaping, and the maximum allowable lot coverage will be addressed via extra landscaping within the site which is located within an industrial area.
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:  
OMR Automotive has been operating their exiting facility on this site for over 7 years and operations will not change based on the proposed building addition. The property is located within an industrial area and will continue to function as an industrial facility.
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:  
The ordinance restrictions would not allow for an expansion of this size and would force OMR Automotive to move their operations to a larger facility elsewhere.

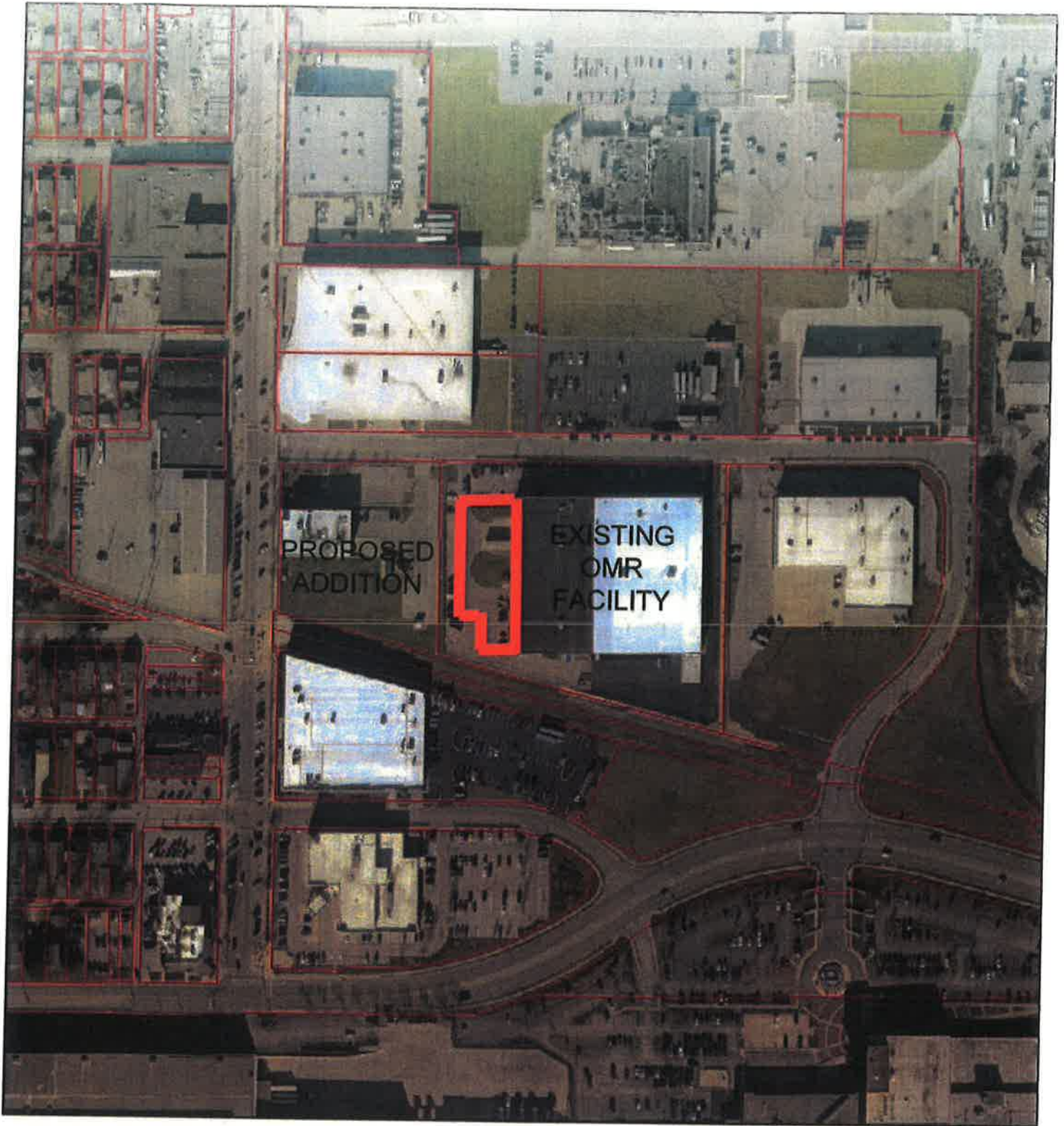
DECISION

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






7/17/2023

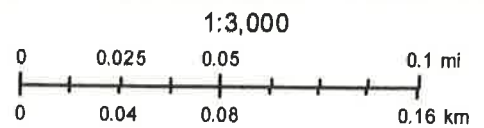
 Parcel

2021 Fall Aerial Photography

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

