

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

2023-DVS-003

Docket No. \_\_\_\_\_

*BZA Use Only*

Address of Subject Property: 1911 Allison Ave., Speedway IN 46224

Petitioner(s) Name: Mark and Brandi Burgin Phone: (317) 874-6958

Petitioner(s) Address: 1911 Allison Ave., Speedway IN 46224 Zip Code: 46224

Petitioner E-mail: bburgin@iuhealth.org

Property Owner(s) name(s) [if different from Petitioner(s)]: same as petitioners

Owner(s) Address: same as petitioners

Owner(s) E-mail: same as petitioners

Legal Description (check one):

Complete Metes and Bounds legal description attached.

Platted Site within recorded subdivision, copy of plat map attached. Subdivision Name: Everett M Schofield, ETAL  
Speedway Terrace

Lot No(s): 207, 208, 209 Section No(s): N/A

Recorded in Plat Book number: 22 Page(s): 101 and 102 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: D-5 Acreage: 0.45 Township: Wayne

Existing Use of Subject Property: Single-Family, Residential

Existing improvements on Subject Premises: \_\_\_\_\_

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.)

Requesting variance for the new proposed garage as it will have more square footage than the home on the property.

Proposed garage = 2,040 sq ft

Current home on property = 1,368 sq ft.

Total property = 19,669 sq ft

Minimum requirement of 60% to remain open per zoning requirements = 11,801.4 sq ft

With proposed building 15,611 sq ft would remain open with the proposed building included, leaving 79% of the property open.

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

2023-DVS-003

*Mark Burgin*

*Brandi Burgin*

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

     day of                     , 20  

STATE OF \_\_\_\_\_,

COUNTY OF \_\_\_\_\_, SS

Subscribed and sworn to before me this

     day of                     , 20  

Notary Public

Notary Public

Printed name of Notary Public

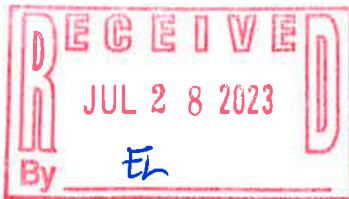
Printed name of Notary Public

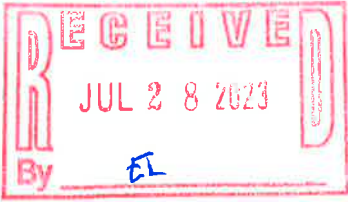
My Commission expires: \_\_\_\_\_

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

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

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





LEGAL NOTICE OF PUBLIC HEARING  
SPEEDWAY BOARD OF ZONING APPEALS  
OF MARION COUNTY

Petition No: 2023-DVS-003

Notice is hereby given that the undersigned has filed with the Speedway Board of Zoning Appeals of Marion County, Indiana, a petition requesting the following:

Requesting a variance for the new proposed garage, as it will have more square footage than the existing home on the property.

Legal description of address: \_ (Attach description on a separate sheet of paper if necessary) \_\_\_\_\_

Lot number 207, lot number 208, lot number 209, in Everett M. Scholfield Chester W. Henry, Everett J. Holloway, Speedway Terrace, an Addition to the City of Indianapolis, now a part of the Town of Speedway, Indiana, according to the plat thereof, recorded in Plat Book 22, Pages 101 and 102, in the Office of the Recorder of Marion County, Indiana.

This petition and all exhibits and plans filed therewith may be examined in the Board's office at the Speedway Municipal Center, 5300 Crawfordsville Road, Room 116, Speedway Indiana 46224, between the hours of 8:30 A.M. to 4:30 P.M., Monday through Friday, excluding Town designated holidays. Written objections to the petition may be filed with the Recording Secretary to the Speedway Board of Zoning Appeals at the above address and such objections will be considered.

Contacting members of the Speedway Board of Zoning Appeals regarding a pending petition is prohibited.

A public hearing will be held at the Speedway Municipal Center, 5300 Crawfordsville Road, Room 005, on September 6, 2023, at 7:00 P.M. All interested persons will be given an opportunity to be heard in reference to the matters set out in said petition. The hearing may be continued from time to time as may be found necessary. This notice is sent to you as an owner of property adjacent to the property included in said petition, pursuant to the applicable Rules of Procedure.

PETITIONER

DEVELOPER

(if different from Petitioner)

Signature: Mark Burgin Brandi Burgin

Signature: \_\_\_\_\_

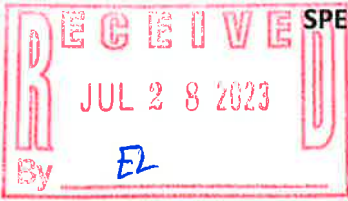
Printed: Mark and Brandi Burgin

Printed: \_\_\_\_\_

Address: 1911 Allison Ave., Speedway, IN 46224

Address: \_\_\_\_\_

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )



**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:
  - (a) it will not interfere with or make more dangerous, difficult, or costly, the use, installation or maintenance of existing or proposed infrastructure; and
  - (b) the character of the property included in the variance would not be altered in a manner that substantially departs from the characteristics sought to be achieved and maintained within the current zoning of the property
  
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:
  - (a) the proposed construction design is consistent with existing and surrounding properties and will enhance the values in the neighborhood; and
  - (b) the use will not promote conditions detrimental to the use and enjoyment of the other properties in the area
  
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
  - (a) It would preclude the development or use of the property in a manner, or to an extent, enjoyed by other properties in the area.

**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

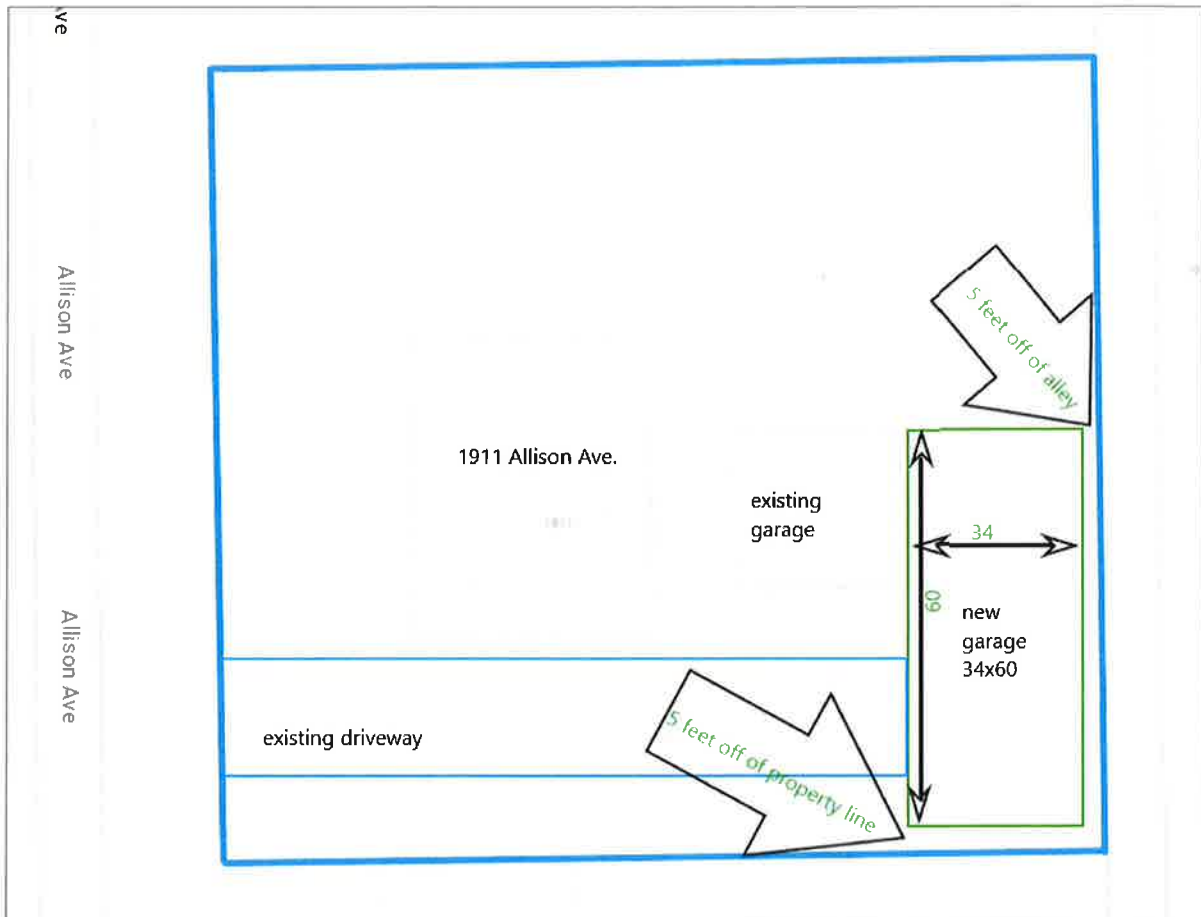
\_\_\_\_\_ Member

## Permit Request for Residential Accessory Structure



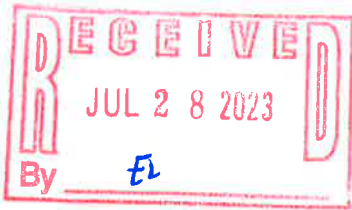
Mark and Brandi Burgin  
1911 Allison Ave.  
Speedway, IN 46224

### Site Plan

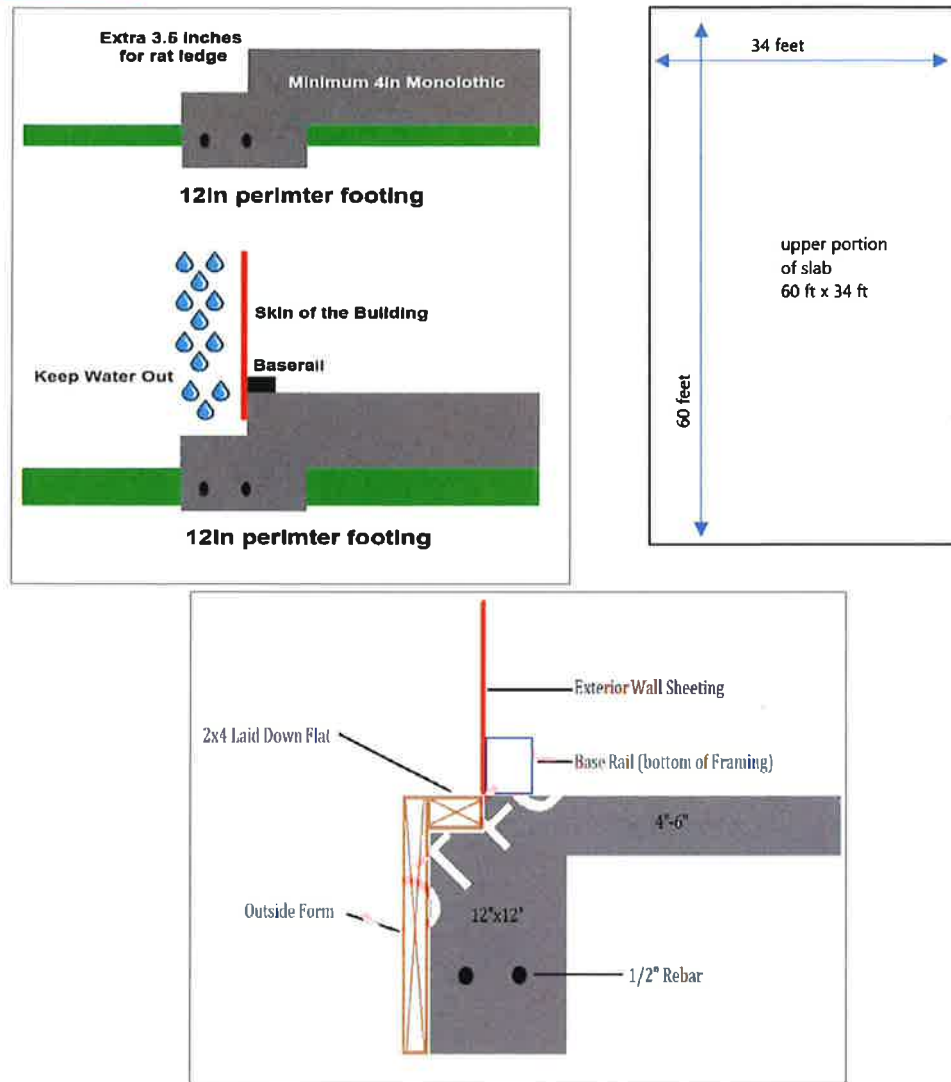


### Basic Elements of the Site Plan:

1. North Arrow
2. Property sits on 3 lots.
3. Address is:  
1911 Allison Ave.  
Speedway, IN 46224
4. Parcel Number: 9002702
5. State Parcel Number: 49-06-31-120-148.000-914

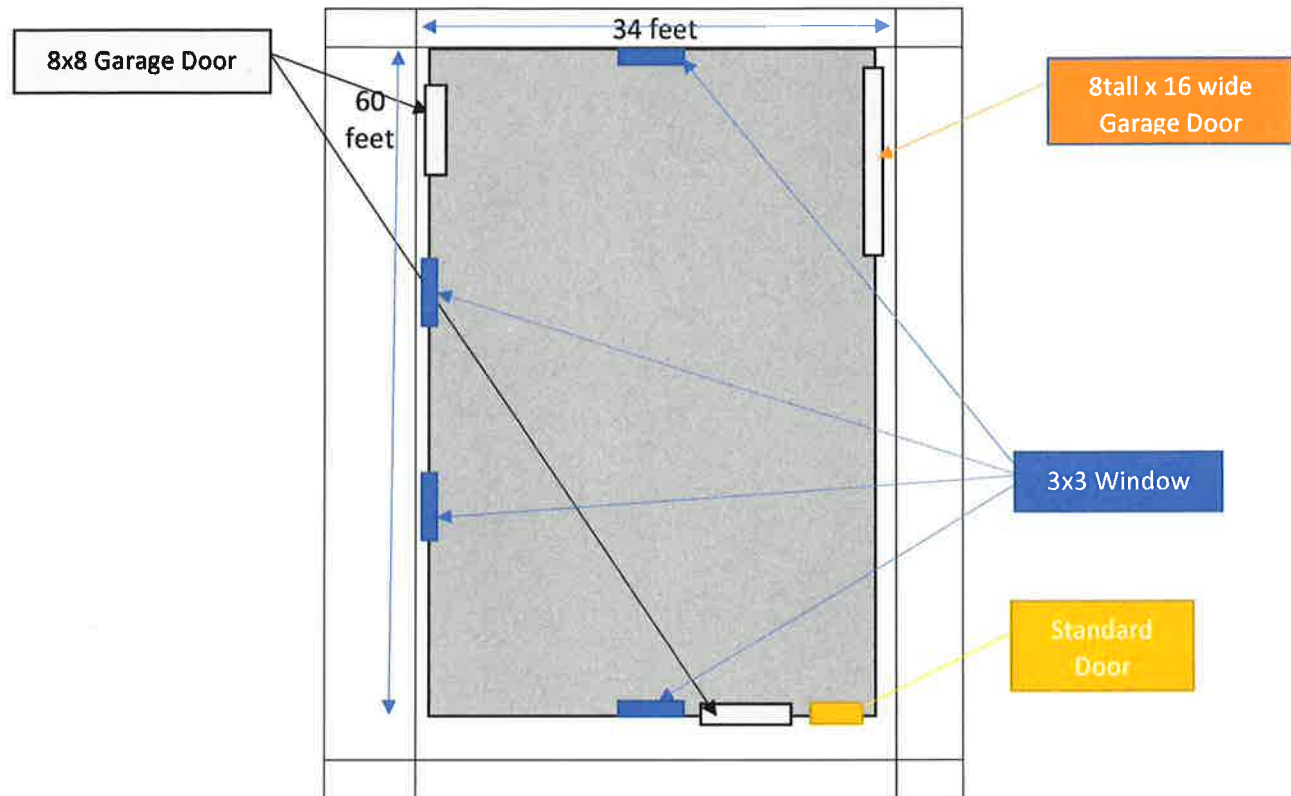
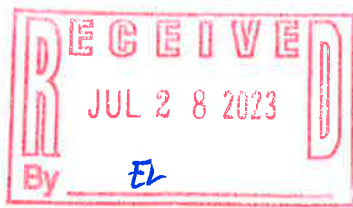


## Foundation Plan

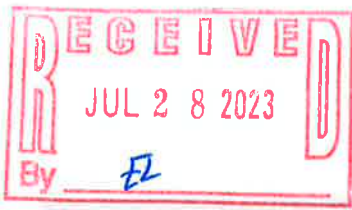


### Basic Elements of the Foundation Plan:

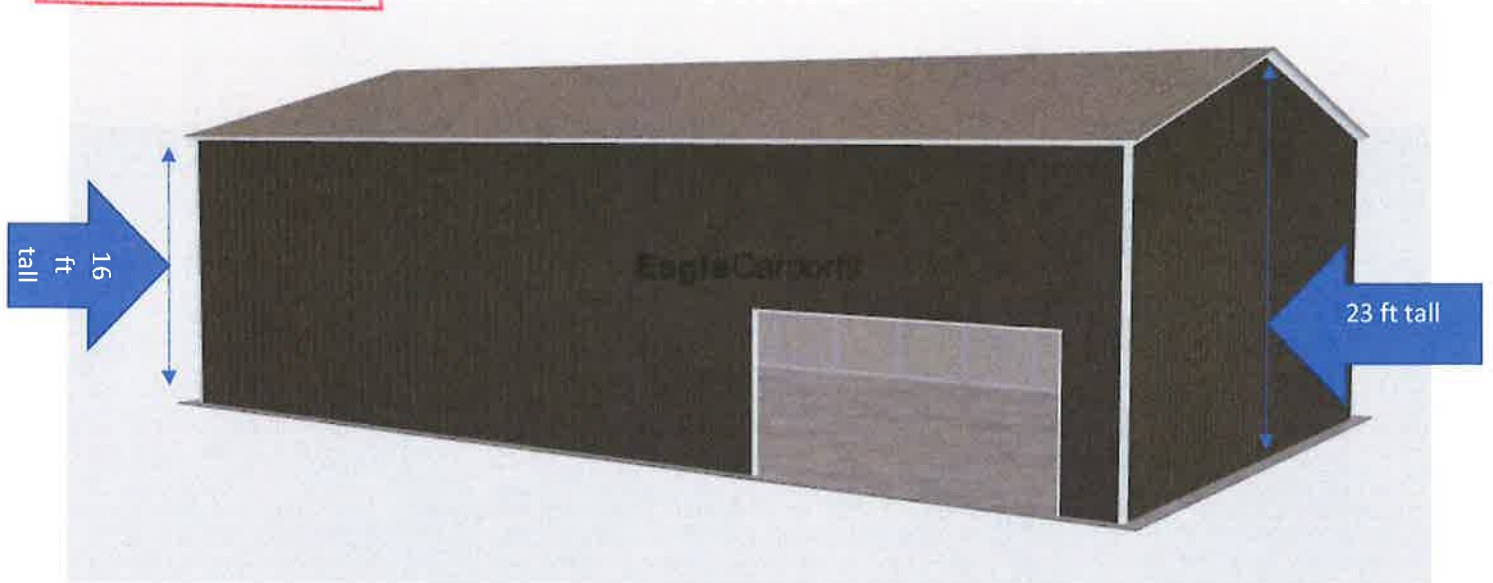
1. 4 in Monolithic slab
2. 12in x12in footer around the parameter (sic) of the slab with 1/2" rebar
3. Slab size 34 ft x 60 ft

**1<sup>st</sup> Floor Plan**(1<sup>st</sup> and only floor in the proposed accessory building)**Basic Elements of the Floor Plan:**

1. Open garage
2. 2 – 8ft x 8ft vertical lift garage doors (opens to yard for lawn mower access)
3. 1 – 8 ft tall x 16 ft wide vertical lift garage door (opens to driveway)
4. 1 – standard door
5. 4 – 3ft x 5ft windows



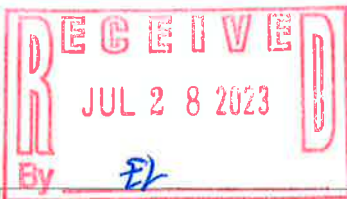
## Elevations



**Basic Elements for Elevations:** (Existing home at 1911 Allison Ave is 24 feet tall)

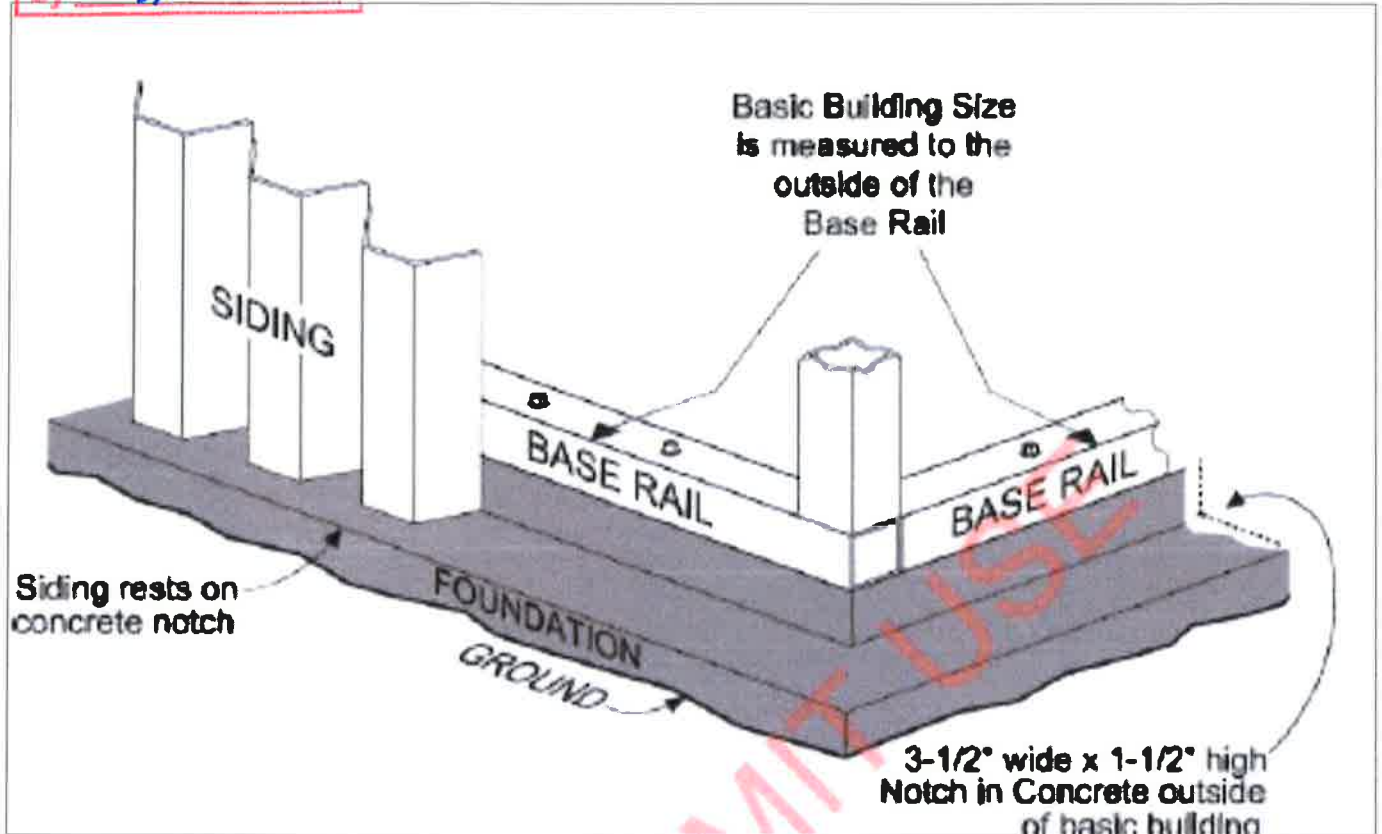
1. Walls on the 60 foot sides are 16 feet tall at the highest point
2. Walls on the 34 foot sides are 23 feet tall at the highest point





## Wall Section

2023-DVS-003



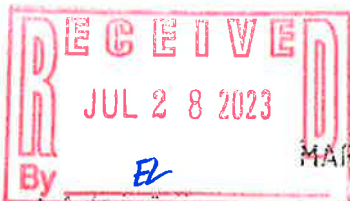
### Basic Elements for Wall Section:

1. Base rail is metal
2. Studs are metal
3. Siding is metal
4. Roofing is metal
5. Roof will overhang walls by 6 inches on all borders

Dear Permit Request Reviewer,

Thank you for your time and consideration of our permit request for the accessory building for our property.

Sincerely,  
Mark and Brandi Burgin  
1911 Allison Ave.  
Speedway, IN 46224



2023-DVS-003  
A201500116610

11/12/2015 10:29 AM  
KATHERINE SWEENEY BELL  
MARION COUNTY IN RECORDER  
FEE: \$ 24.50  
PAGES: 3  
By: MC

JOSEPH P. O'CONNOR  
MARION COUNTY ASSESSOR

132895

2015 NOV 12 A 8:03

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, That ROBERT P. BURGIN ("Grantor"), of Marion County, in the State of Indiana, CONVEYS AND WARRANTS to MARK A. BURGIN and BRANDI D. BURGIN, husband and wife ("Purchaser"), whose post office address is 1911 Allison Avenue, Speedway, Indiana 46224, for the sum of Ten Dollars (\$10.00) 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 number 207, Lot number 208 and Lot number 209 in Everett M. Scholfield, Chester W. Henry, Everett J. Holloway, Speedway Terrace, an Addition to the City of Indianapolis, now a part of the Town of Speedway, Indiana, according to the plat thereof, recorded in Plat Book 22, Pages 101 and 102, in the Office of the Recorder of Marion County, Indiana

IN WITNESS WHEREOF, Grantor has executed this Deed this 9th day of November, 2015.

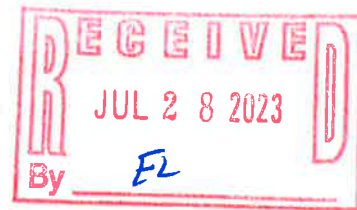
  
ROBERT P. BURGIN

Marion County Assessor

NOV 12 2015

Received - 200 





STATE OF INDIANA )  
 )SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared ROBERT P. BURGIN, who acknowledged the 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 9th day of November, 2015.



PAULA J. SPALDING, Notary Public  
Shelby County Resident  
My Commission Expires: September 13, 2023

*Paula J. Spalding*

\_\_\_\_\_, Notary Public  
Printed Name

My Commission Expires:  
\_\_\_\_\_

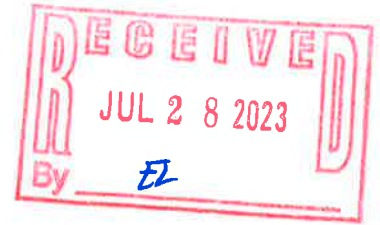
County of Residence:  
\_\_\_\_\_

**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.**

*Robert M. Hamlett*  
\_\_\_\_\_  
Signature of Declarant

Robert M. Hamlett  
\_\_\_\_\_  
Printed Name of Declarant

Send Tax Statements To: Mark A. and Brandi D. Burgin  
1911 Allison Avenue  
Speedway, Indiana 46224



Return to: Robert M. Hamlett  
Frank & Kraft, A Professional Corporation  
BMO Plaza, Suite 1100  
135 North Pennsylvania Street  
Indianapolis, Indiana 46204  
(317) 684-1100

This instrument prepared by: Robert M. Hamlett  
Frank & Kraft, A Professional Corporation  
BMO Plaza, Suite 1100  
135 North Pennsylvania Street  
Indianapolis, Indiana 46204  
(317) 684-1100

11743-01\WarrDeed2