

SPEEDWAY BOARD OF ZONING APPEALS OF MARION COUNTY, INDIANA

2023-DVS-004

CONSENT FORM

The undersigned, Property Owner, by James Dowson, being the owner of the property commonly known as 4948 W. 12th St. Indianapolis IN 46228 hereby authorizes White Oak Construction 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.

* James Dowson
Signature of Owner
09-19-23
Date

Lois C. Fuder
Signature of Owner
09-19-23
Date

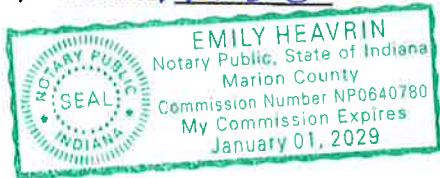
STATE OF Indiana
COUNTY OF Hendricks, SS:
Subscribed and Sworn to before me this 20th day of September, 2023

Emily Heavrin
Notary Public

Emily Heavrin
Printed Signature

My commission expires: 1-1-29

My county of residence: Marion



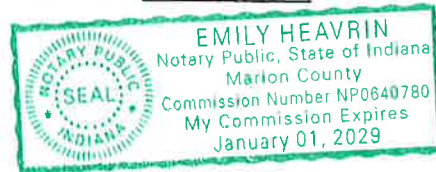
STATE OF Indiana
COUNTY OF Hendricks, SS:
Subscribed and Sworn to before me this 20th day of September, 2023

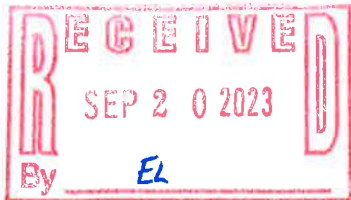
Emily Heavrin
Notary Public

Emily Heavrin
Printed Signature

My commission expires: 1-1-29

My county of residence: Marion





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

2023-DVS-004

Docket No. _____

BZA Use Only

Address of Subject Property: 4448 W. 12th ST INDIANAPOLIS, IN 46224
Petitioner(s) Name: WHITE OAK CONSTRUCTION Phone: 317 965 7776 (DAVE WILSON COLL)
Petitioner(s) Address: 10967 E US HIGHWAY 136 Zip Code: 46234
Petitioner E-mail: DWILSON@WHITE OAK CONSTRUCTION
Property Owner(s) name(s) [if different from Petitioner(s)]: JAMES & LORI DONSON
Owner(s) Address: 4448 W. 12th ST INDIANAPOLIS, IN 46224
Owner(s) E-mail: JNDONSON1@GMAIL.COM

Legal Description (check one):

Complete Metes and Bounds legal description attached.
 Platted Site within recorded subdivision, copy of plat map attached. Subdivision Name: 914665173-9-146a-173
Lot No(s): 6215 Section No(s): 6215
Recorded in Plat Book number: 17 Page(s): 2 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: D5 Acreage: .13 Township: Wayne
Existing Use of Subject Property: SINGLE FAMILY RESIDENTIAL
Existing improvements on Subject Premises: ONE STORY RESIDUAL 164 SF. GARAGE (DETACHED)

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 TO ALLOW FOR CONSTRUCTION OF
NEW GARAGE. THE REQUIRED GREENSPACE WOULD BE LESS
THAN REQUIRED BUT BY REMOVING EXISTING HARDSCAPES
WILL GET IT TO THE REQUIREMENTS

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

WHITE OAK CONSTRUCTION
JLW

Signature(s) of Petitioner(s)

STATE OF Indiana
COUNTY OF Hendricks
Subscribed and sworn to before me this
20th day of September, 2023

Emily Heavrin
Notary Public
Emily Heavrin
Printed name of Notary Public

My Commission expires: 1-1-29

My County of residence: Marion

Jama N. Donson
Lori C. Fudler

Signature(s) of Owner(s) (if different than petitioner)

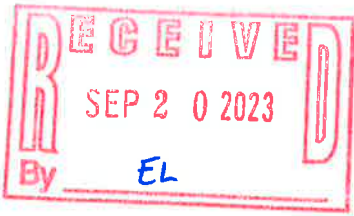
STATE OF Indiana
COUNTY OF Hendricks
Subscribed and sworn to before me this
20th day of September, 2023

Emily Heavrin
Notary Public
Emily Heavrin
Printed name of Notary Public

My Commission expires: 1-1-29

My County of residence: Marion





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

2023-DVS-004

Petition No: _____

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:

PETITIONER IS REQUESTING A VARIANCE OF DEVELOPMENT STANDARDS TO ALLOW FOR CONSTRUCTION OF NEW GARAGE. THE REQUIRED GREEN SPACE WOULD BE LESS THAN REQUIRED, BUT BY REMOVING EXISTING HARD SCAPES WILL GET US TO THE GREENSPACE REQUIREMENTS

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

SPEEDWAY CITY L215

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 Nov 1, 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: David M Wilson

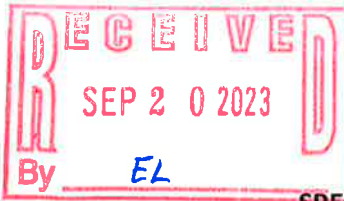
Signature: _____

Printed: DAVID M WILSON
WHITE OAK CONSTRUCTION

Printed: _____

Address: 10967 E. US HIGHWAY 136
INDIANAPOLIS, IN 46234

Address: _____



2023-DVS-004

Petition No. _____

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:

IT WILL NOT INTERFERE WITH OR MAKE MORE DANGEROUS, DIFFICULT OR COSTLY, THE USE, INSTALLATION OR MAINTENANCE OF EXISTING OR PROPOSED INFRASTRUCTURE. THE CHARACTER OF THE PROPERTY 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:

THE PROPOSED STRUCTURE DESIGN IS CONSISTENT WITH EXISTING AND SURROUNDING PROPERTIES AND WILL ENHANCE THE VALUES IN NEIGHBORHOOD. THE USE WILL NOT PROMOTE CONDITIONS DETRIMENTAL TO THE USE AND ENJOYMENT OF OTHER ADJACENT 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:

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

Parcel Number	9002920	Ownership Name	DENSON, JAMES N & LORI CAROL HUDDLESON	Transfer of Ownership Date	Mar 08, 2021	Grantor	Colleen Everts - Feb 25, 2021	Year	2023	Card 1		Type	
County	Marion, IN	Address	3561 COVENTRY GARDENS DR LAS VEGAS, NV 89135-283	Date	Mar 08, 2021	Grantor	DIEMER, COLLEEN A - Jan 01, 1900	Year	2022	Card 1		Type	185000.00 Sale
Township	WAYNE	Map	000000000000	Date	Jun 16, 2017	Grantor	Sewell Leann - Jun 08, 2017	Year	2021	Card 1		Type	0.00 Straight
Corporation		Alt Parcel	49-06-31-101-281,000-914	Date	Jun 16, 2017	Grantor	SEWELL, LEANN - Jan 01, 1900	Year	2021	Card 1		Type	115000.00 Sale
District		Tax District	914	Date	Oct 14, 2013	Grantor	LEARNER, BRIAN & - Jan 01, 1900	Year	2021	Card 1		Type	115000.00 Straight
Plat		Neighborhood	914665173-9-146a-173	Date	Dec 17, 2010	Grantor	TICE RAYMOND D - Nov 30, 2010	Year	2021	Card 1		Type	0.00 Straight
Property Class	510	Property Address	4948 W 12TH ST INDIANAPOLIS, IN 46224	Date	Dec 21, 2010	Grantor	TICE, RAYMOND D & - Jan 01, 1900	Year	2021	Card 1		Type	89000.00 Sale
Neighborhood	914665173-9-146a-173			Date	Feb 24, 2009	Grantor	MARTIN, LAURA K - Jan 01, 1900	Year	2021	Card 1		Type	89000.00 Straight

VALUATION RECORD

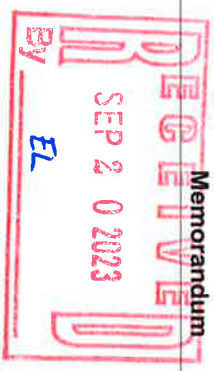
Account	2991740	Page		Assessment Year	2023	2022	2021
Book				Reason for Change			
Legal	SPEEDWAY CITY L215			Land	13,700	13,700	13,700
				Improvements	0	0	0
				Total Land	13,700	13,700	13,700
				Homestead-C1	154,000	150,900	108,500
				Residential-C2	0	0	0
				Non-Residential-C3	154,000	150,900	108,500
				Total Imp	154,000	150,900	108,500
				Total Assessed Value:	167,700	164,600	122,200

RES ONE FAMILY PLATTED LOT-510

PRINTED FROM MARION COUNTY, INDIANA

Property Sub Class:

- Topography Level
- High
- Low
- Rolling
- Swampy
- Pub. Utilities Water
- Sewer
- Gas
- Electricity
- Swampy
- Street or Rd. Paved
- Unpaved
- Proposed
- Sidewalk
- Alley
- Neighborhood Improving
- Static
- Declining
- Other
- Blighted



2023-DVS-004

Land Type

- F Front Lot
- R Rear Lot
- 1 Comm. Ind Land
- 11 Primary
- 12 Secondary
- 13 Undeveloped Usable
- 14 Undeveloped Unusable
- 2 Classified Land
- 3 Undeveloped Land
- 4 Tillable Land
- 5 Non-tillable Land
- 6 Woodland
- 7 Other Farmland
- 8 Ag Support Land
- 81 Legal/Ditch
- 82 Public Road
- 83 Utility Trans. Tower
- 9 Homestead
- 91 Res. Excess Acres
- 92 Ag Excess Acres
- 0 Other
- 1 Topography
- 2 Under Improved
- 3 Excess Frontage
- 4 Shape or Size
- 5 Mismprovement
- 6 Restrictions
- 7 Traffic Flow
- 8 View
- 9 Corner Int.

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value	
F-9	39	39	140	0.97	363.00	352.00	13730	0-	13730	
				Acreage / Sq. Ft.						
LAND DATA AND COMPUTATIONS										
							Total Residential Land Value		13700	
							Total Non-Residential Land Value		0	
							Total Acreage	0.13	Total Land Value	13700

SKETCH/AREA TABLE ADDENDUM

Parcel Number
9002920
Year 2023 Card 1
Property Address
4948 W 12TH ST

SKETCH/AREA TABLE ADDENDUM



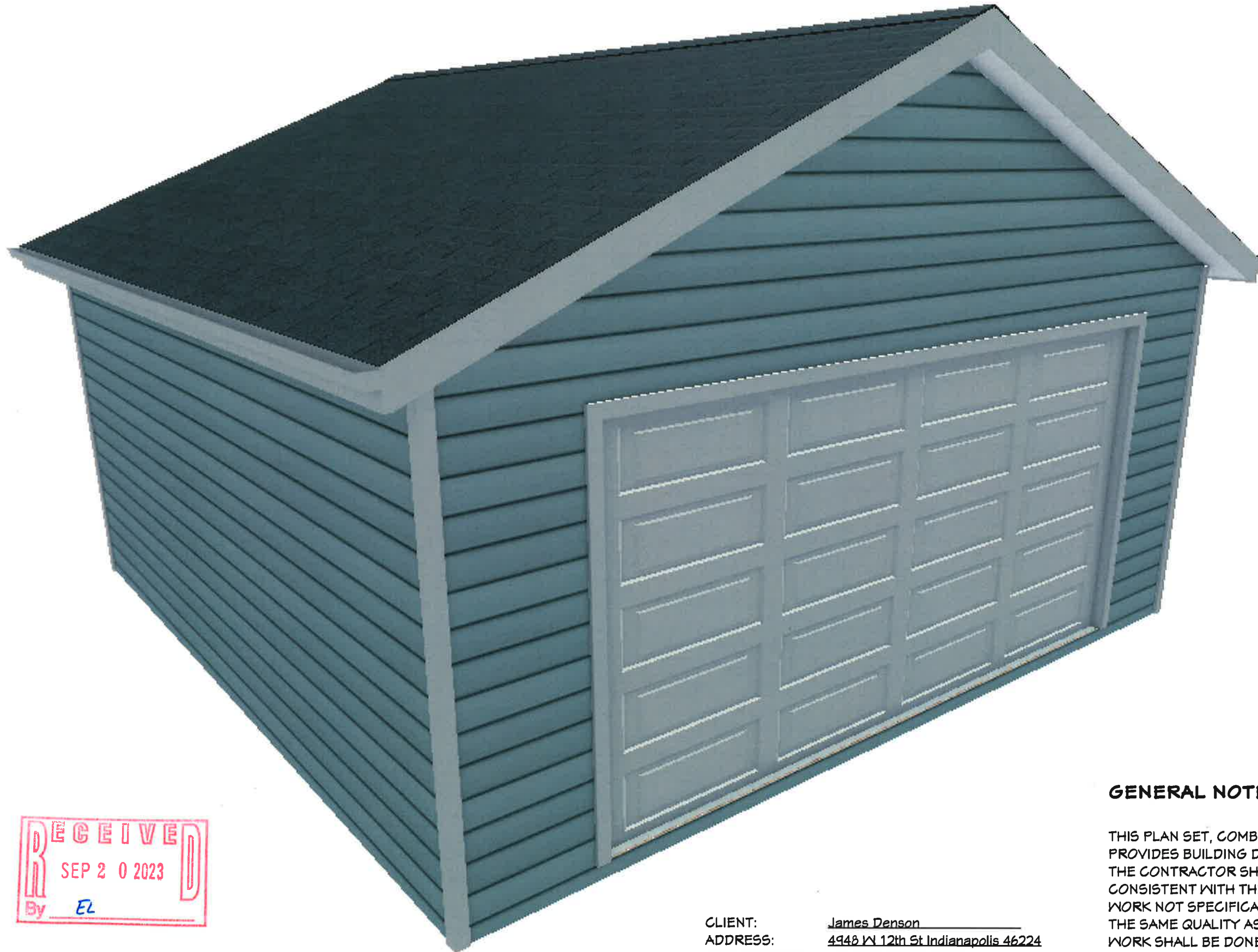
AREA CALCULATIONS SUMMARY

Name Description Size (Sqft)
Total Sqft.



2023-DVS-004

2023-DVS-004



PROJECT SUMMARY	1
ELEVATIONS	2
FLOOR PLAN	3
DETAILS	4
PLOT PLAN	5

SHEET NUMBER
1
REVISION #:

PROJECT SUMMARY

DRAWN BY: _____ DATE: _____

4948 W 12th St
Indianapolis IN 46224

DENSON GARAGE

WHITE OAK CONSTRUCTION
10967 E US Highway 136 Indianapolis IN 46234
317-243-7140 whiteoakconstruction.com



RECEIVED
SEP 20 2023
By EL

RENDERING
FOR ILLUSTRATION ONLY

CLIENT: James Denson
ADDRESS: 4948 W 12th St Indianapolis 46224
FIRE DISTRICT: INDIANAPOLIS FIRE
DEPARTMENT: _____
WATER/SEWER: SPEEDWAY / CITIZENS ENERGY

BUILDING PERMIT: _____

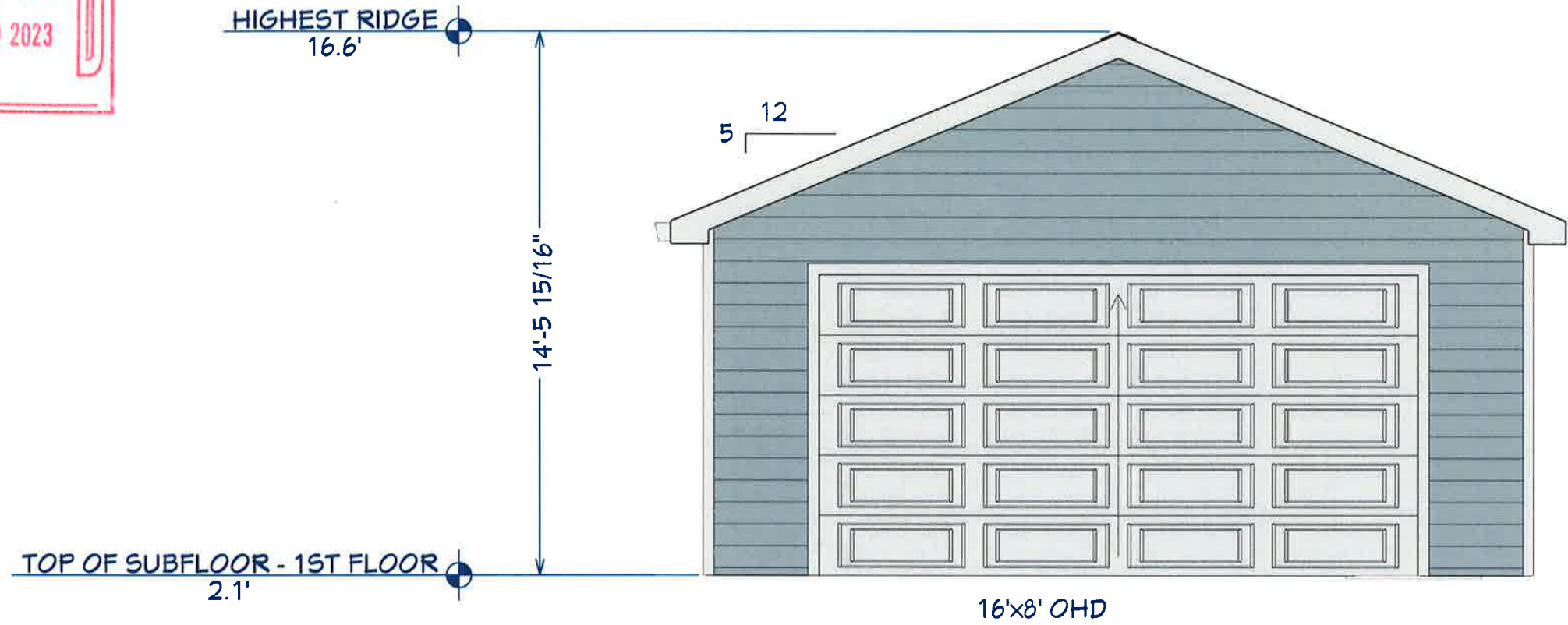
GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

RECEIVED
 SEP 20 2023
 By EL

2023-DVS-004

SHEET NUMBER
2
 REVISION #:



ELEVATIONS
 1/4" = 1'

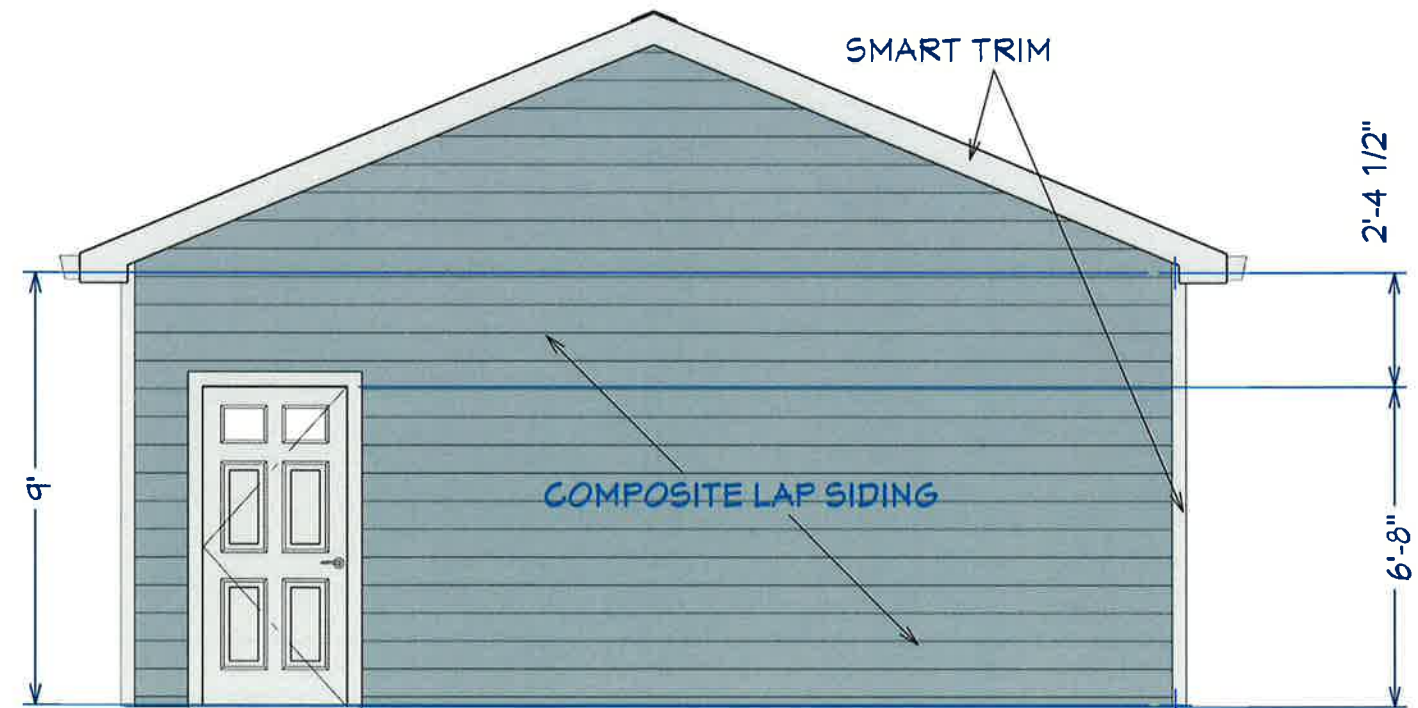
ELEVATIONS

4948 W 12th St.
 Indianapolis IN 46224
DENSON GARAGE

WHITE OAK CONSTRUCTION
 10967 E US Highway 136 Indianapolis IN 46234
 317-243-7140 whiteoakconstruction.com



SHINGLES TO MATCH EXISTING HOUSE CONTINUOUS RIDGE VENT

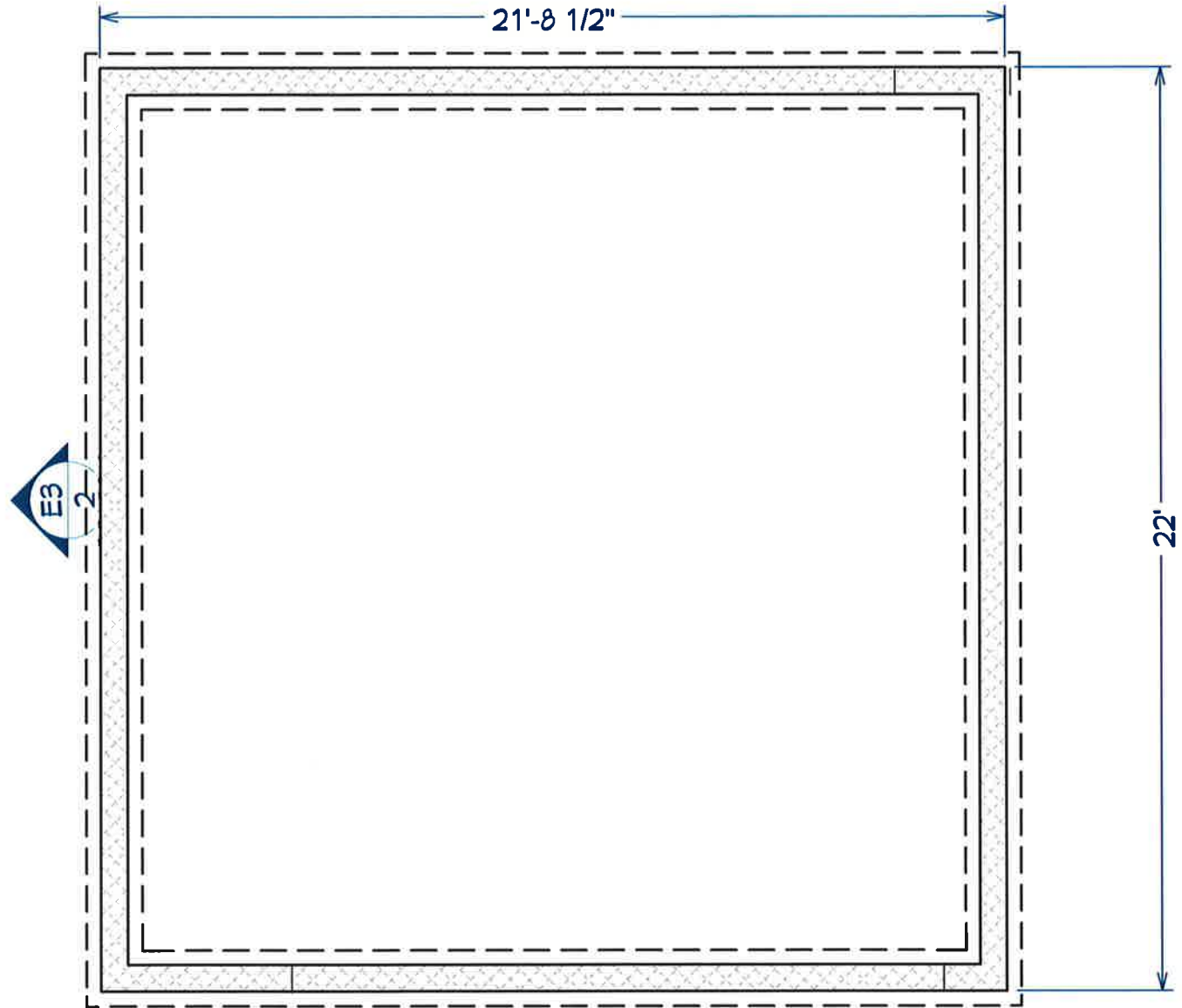
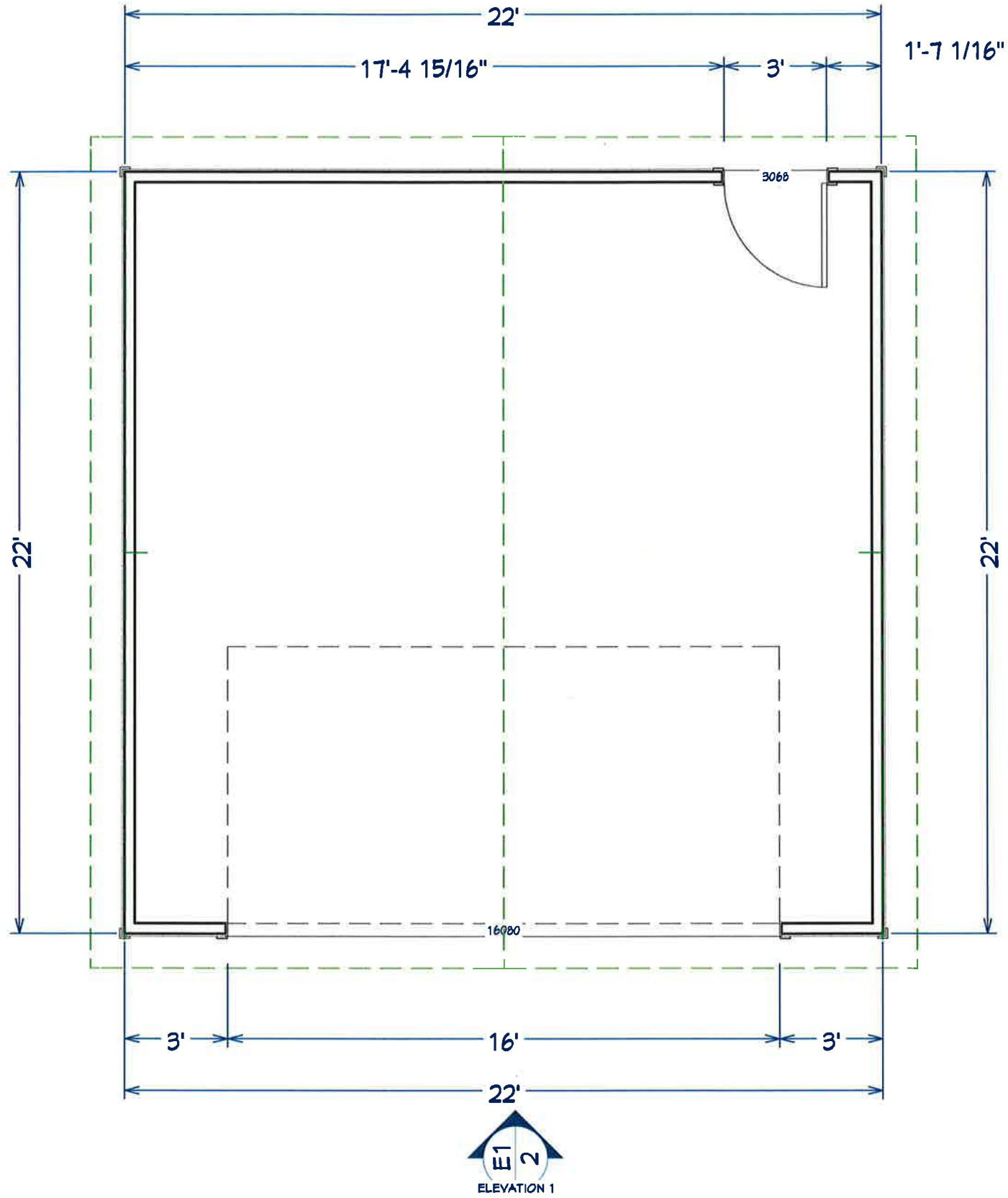


RECEIVED
SEP 20 2023
By EL

ELEVATION 2
E2
2

2023-DVS-004

SHEET NUMBER
3
REVISION #:



8" x 16" Concrete Footer with 8" Concrete Block

FLOOR & FOUNDATION PLAN
1/4" = 1'-0"

FLOOR PLAN

4948 W 12th St
Indianapolis IN 46224
DENSON GARAGE

WHITE OAK CONSTRUCTION
10967 E US Highway 136 Indianapolis IN 46234
317-243-7140 whiteoakconstruction.com

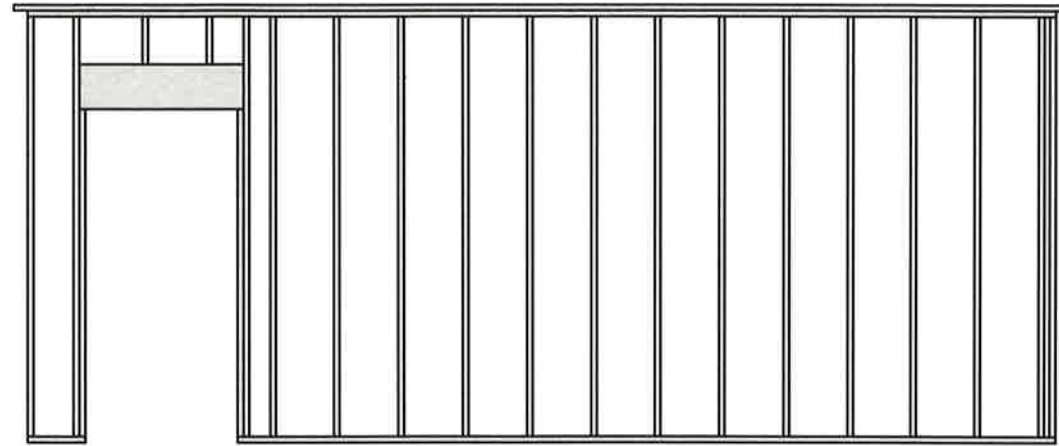


DRAWN BY: DATE:

RECEIVED
 SEP 20 2023
 By EL

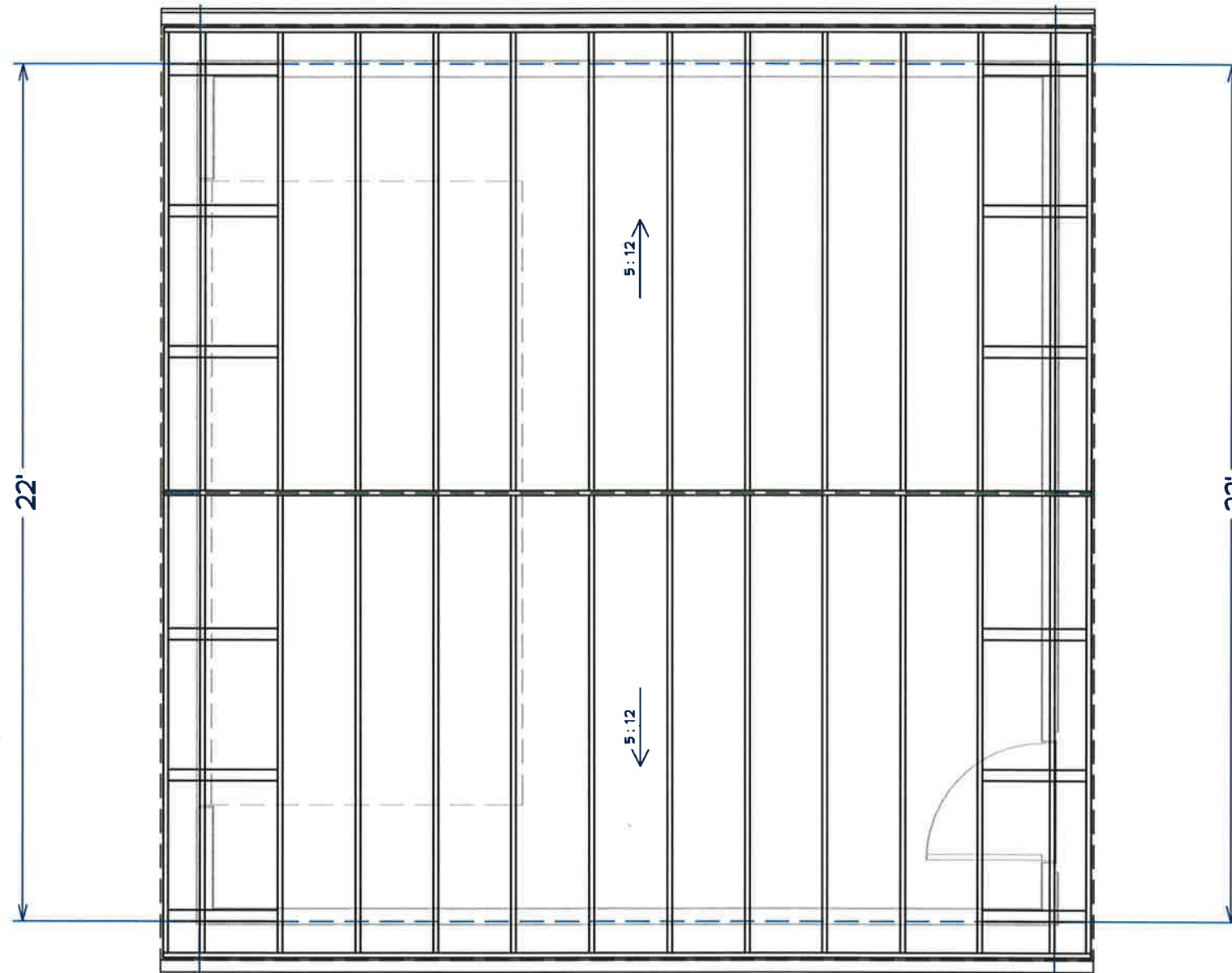
2023-DVS-004

SHEET NUMBER
4
 REVISION #:

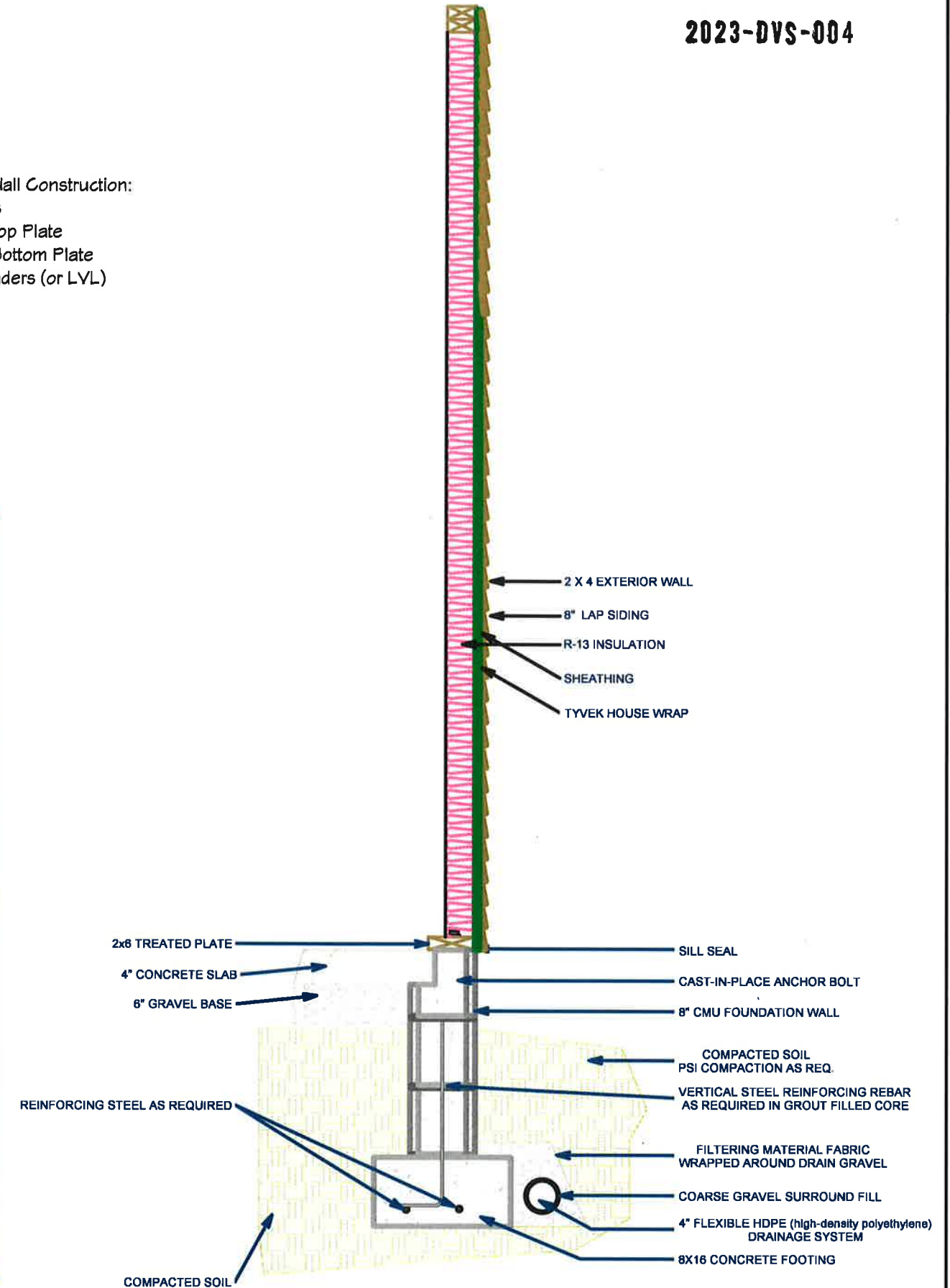


Typical Wall Construction:
 2x4 Walls
 Double Top Plate
 Treated Bottom Plate
 2x12 Headers (or LVL)

TYPICAL WALL CONSTRUCTION



ROOF LAYOUT



TYPICAL 8" CMU FOUNDATION DETAIL

DETAILS

4948 W 12th St.
 Indianapolis IN 46224
DENSON GARAGE

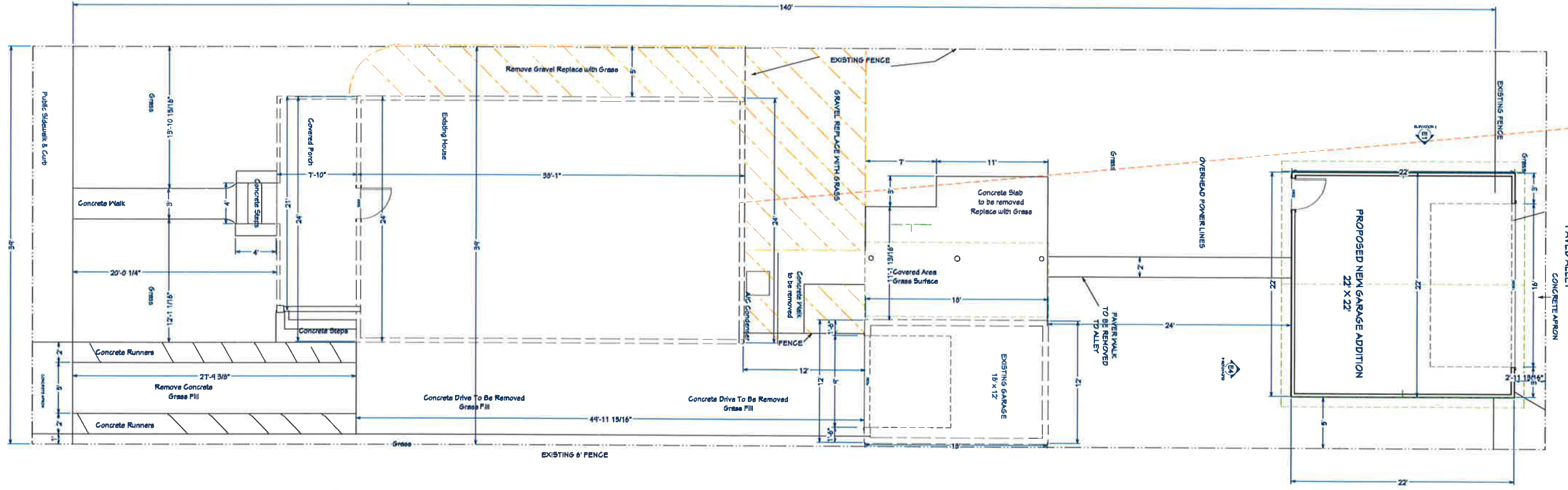
WHITE OAK CONSTRUCTION
 10967 E US Highway 136 Indianapolis IN 46234
 317-243-7140 whiteoakconstruction.com



DRAWN BY: DATE:

RECEIVED
 SEP 20 2023
 By EL

2023-DVS-004



PLOT SPECIFICS
 39' X 140' 5460 SF

House Foot Print	912 SF
Porch	192 SF
Canopy	180SF
Existing Garage	216 SF
Conc Drive Runners	140 SF
NEW GARAGE	440 SF
TOTAL	2080 SF

PERCENTAGE NOW COVERED 38%

REMOVED SPECIFICS

CONCRETE PATIO	270 SF
CONCRETE DRIVE	590SF
HARDSCAPE	514SF
PAYER WALK	104SF
CONCRETE WALK	28SF

PERCENTAGE OF ORIGINAL PLOT COVERED
 58%

PLOT PLAN
 3/32" = 1'-0"

SHEET NUMBER
5
 REVISION #:

PLOT PLAN

4948 W 12th St.
 Indianapolis IN 46224
DENSON GARAGE

WHITE OAK CONSTRUCTION
 10967 E US Highway 136 Indianapolis IN 46234
 317-243-7140 whiteoakconstruction.com



DATE:
 DRAWN BY: