



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

2023-DVS-005

Docket No. _____

BZA Use Only

Address of Subject Property: 1956 Gerrard Ave., Speedway, IN 46224

Petitioner(s) Name: Brian and Kelli Gatewood Phone: 317-201-3333

Petitioner(s) Address: 521 Monon Cir, Avon, IN Zip Code: 46224

Petitioner E-mail: brian.gatewood@gmail.com

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: Everett M Schofield ETAL
Speedway Terrace

Lot No(s): 255 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: D5 Acreage: .32 Township: Wayne

Existing Use of Subject Property: residential

Existing improvements on Subject Premises: single family home

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.)

We are requesting a variance from the maximum fence height of 6 feet. We would like to request an approval for a fence that is 8 foot tall around the rear patio. The grant of this variance would provide additional privacy from the commercial properties adjacent to our residential property at 1956 Gerrard Ave, Speedway, IN .

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

[Signature]
Signature(s) of Petitioner(s)

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

STATE OF Indiana

STATE OF _____

COUNTY OF Marion, SS

COUNTY OF _____, SS

Subscribed and sworn to before me this

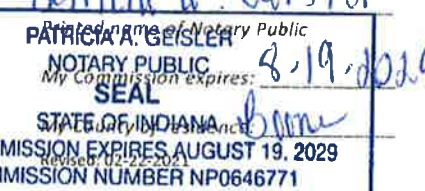
Subscribed and sworn to before me this

2 day of November, 2023

____ day of _____, 20____

Patricia A. Geisler
Notary Public

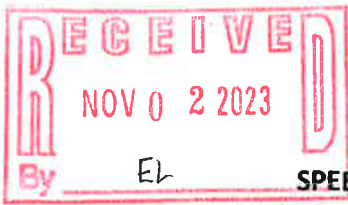
Notary Public



Printed name of Notary Public

My Commission expires: _____

My County of residence: _____



2023-DVS-005

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:
The grant of the variance will only affect the occupants of the residence and improve the view from the patio by blocking the view of the commercial buildings adjacent to 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 grant of the variance will provide privacy and separation from the adjacent properties. This will add value and provide a better use of the patio area.
- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
The maximum height of 6 feet for a fence does not allow enough height to create a visual buffer between our residential lot and the adjacent commercial properties. _____

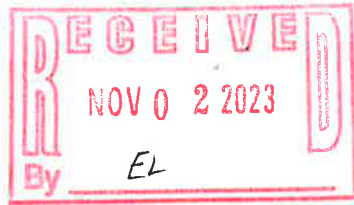
DECISION

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).

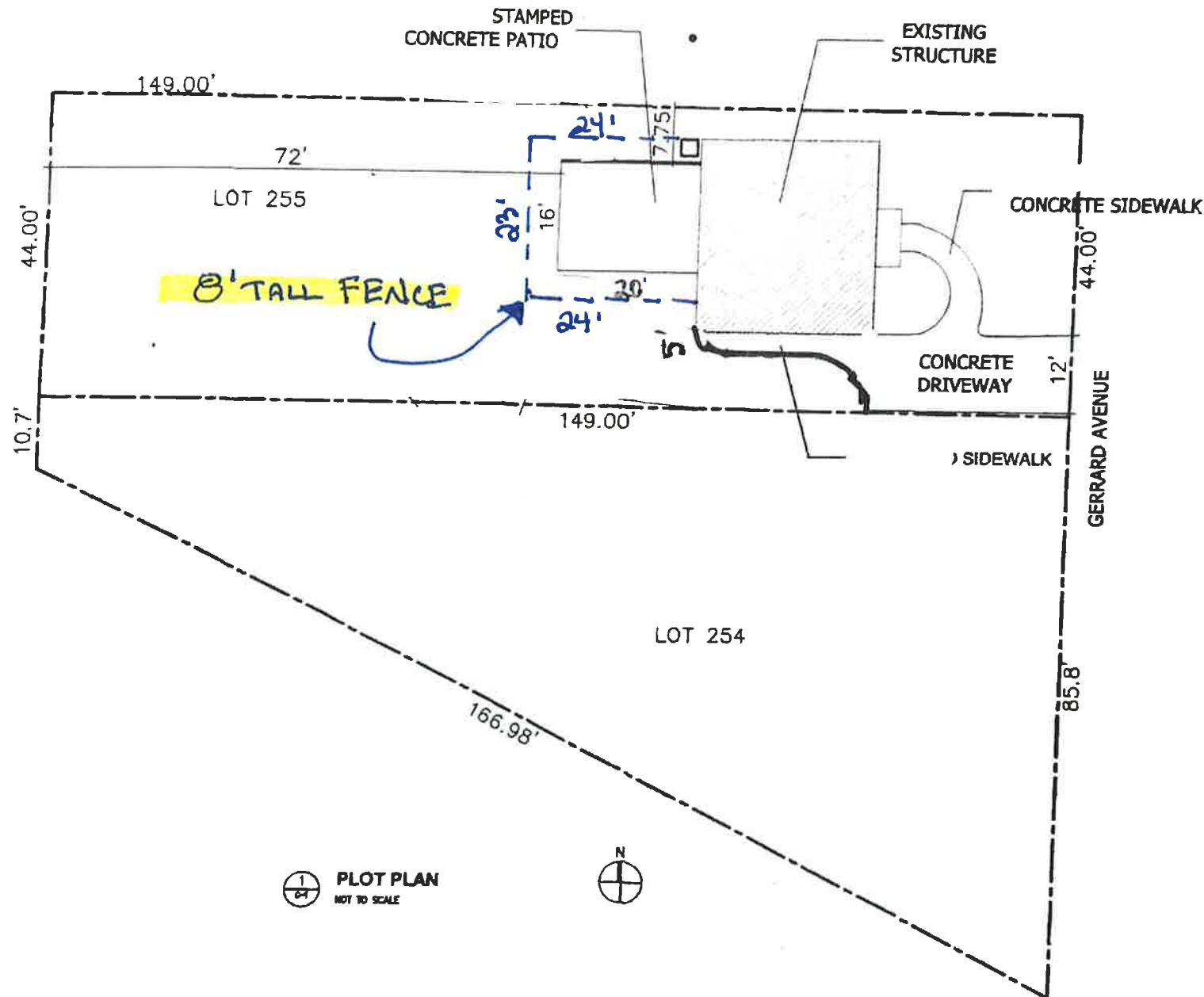
Adopted this ____ day of _____, 20__

_____ Chairperson
 _____ Vice-Chairperson
 _____ Secretary
 _____ Member
 _____ Member

Petition No. _____



2023-DVS-005



PLOT PLAN
NOT TO SCALE



WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DOCUMENTS TO AVOID ERRORS, OMISSIONS, AND MISTAKES, ARCHIBUILT, LLC ASSUMES NO LIABILITY FOR ANY ACTUAL CONSTRUCTION FROM THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE/DURING ACTUAL CONSTRUCTION.
2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH THE LOCAL APPLICABLE BUILDING CODES IN THE AREA WHERE THE PROJECT IS TO BE CONSTRUCTED. THIS PLAN IS MEANT TO PORTRAY DESIGN INTENT AND FINAL CONSTRUCTION MAY VARY BASED ON ACTUAL/UNFORESEEN CONDITIONS.

GENERAL NOTES:
1. UNLESS NOTED OTHERWISE, ALL REFERENCES TO BUILDING CODES INDICATES THE MORE RESTRICTIVE REQUIREMENT OF LOCAL APPLICABLE CODES OR THE INTERNATIONAL RESIDENTIAL CODE.
2. ALL WALLS SHOWN WITHOUT FINISH MATERIAL, U.N.O.
3. DIMENSIONS ORIGINATE FROM FACE OF FRAMING/FORM MATERIAL. DIMENSIONS DO NOT INCLUDE FINISHES.
4. USE DIMENSIONS ON DOCUMENTS BEFORE SCALE.



archibuilt
design / build

ARCHIBUILT, LLC
6231 EAST C RD 100 S
AVON, IN 46123
317.919.0308

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF ARCHIBUILT, LLC AND SHALL NOT BE COPIED, REPRODUCED, DISTRIBUTED, OR ASSIGNED TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF ARCHIBUILT, LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

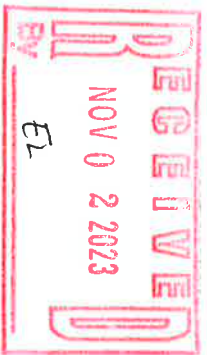
GATEWOOD RESIDENCE
104 GERRARD AVENUE
INDIANAPOLIS, INDIANA 46204

DRAWN BY: JAS
CHECKED BY: JAS
DATE: JUNE 23, 2022

TITLE
PLOT PLAN

SHEET

C-1



2023-DVS-005

Indy Zoning Browser

1956 GERRARD AVE

[Collapse all](#) [Open all](#)

Show

Property information for: 9025146.
You can obtain property card here.

Local Parcel #: 9025146
State Parcel #: 49-06-31-128-028 000-914
Street Address: 1956 GERRARD AVE
City, State ZIP: SPEEDWAY, IN 46224
Estimated Square Feet: 14,018
Owner Name: TIMBER DOOR REVOCABLE LIVING TRUST DATED 6/19/17
Township: WAYNE
Property Report Card: [View](#)

1 Zoning

Show

Primary Zoning: [D5](#)
Secondary Zoning:

Links [Click here](#)

Disclaimer Data is current to within 2-4 weeks. Additional commitments may apply, which are not available on-line.

Description Identifies the current zoning for the selected parcel(s).



MapIndy

Zoning

Stormwater Impervious Area

Mapping Application for Public Safety

Powered by Esri

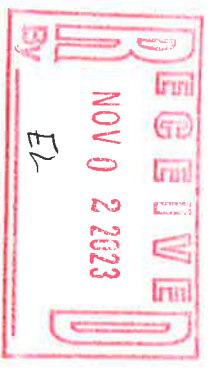
1025146	County	Marion, IN	Name	WATT'S, MICHAEL G - Jan 01, 1900	Date	Aug 31, 2021	Grantor	Michael G. Watts - Jun 30, 2021	Valid	Y	Amount	0.00	Type	Straight
	Ownership	WAYNE	DATED	6/19/17						N	216000.00		Sale	
	Corporation													
	District													
	Map	000000000000	Address	521 MONON CIR										
	Map Parcel	49-06-31-120-028.000-914		AVON, IN 46123--736										
	Property Class	510												
	Tax District	914												
	Neighborhood	912032197-9-120-197												
	Property Address	956 GERRARD AV												
		NDIANAPOLIS, IN 46224												

Account	3015339	Page	Assessment Year	2023	2022	2021
Book			Reason for Change			
Legal	EVERETT M. SCHOFIELD, ETAL SPEEDWAY TERRACE L255 & L254					
			Land	22,500	22,500	22,500
			Residential-C1	0	0	0
			Residential-C2	0	0	0
			Non-Residential-C3	22,500	22,500	22,500
			Total Land	164,700	154,400	112,600
			Homestead-C1	0	0	0
			Residential-C2	0	0	0
			Non-Residential-C3	164,700	154,400	112,600
			Total Imp	187,200	176,900	135,100
			Total Assessed Value:			

Property Sub Class: RES ONE FAMILY PLATTED LOT-510

Memorandum

PRINTED FROM MARION COUNTY, INDIANA



2023-DVS-005

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 Mismatchment
- 6 Restrictions
- 7 Traffic Flow
- 8 View
- 9 Corner/Infl.

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
F-9	130	91	155	1.02	324.00	330.00	30030	25.3	22520
Acreage / Sq. Ft.									
Total Residential Land Value									22500
Total Non-Residential Land Value									0
Total Acreage									0.32
Total Land Value									22500

Occupancy

1	<input checked="" type="checkbox"/> Single Family	2.00	0	<input checked="" type="checkbox"/> None	0	<input type="checkbox"/> None	0
2	<input type="checkbox"/> Duplex		1	<input type="checkbox"/> Unfin	1	<input type="checkbox"/> 1/4	1
3	<input type="checkbox"/> Triplex		2	<input type="checkbox"/> 1/2 Fin	2	<input type="checkbox"/> 1/2	2
4	<input type="checkbox"/> 4-6 Family		3	<input type="checkbox"/> 3/4 Fin	3	<input type="checkbox"/> 3/4	3
5	<input type="checkbox"/> M home		4	<input type="checkbox"/> Fin	4	<input checked="" type="checkbox"/> Full	4
6	<input type="checkbox"/> Row Type						

Construction

Frame or Alum.	1	728	1.00	728	63,600
Stucco	1	728	2.00	728	33,300
Tile					
Concrete Block					
Metal					
Concrete					
Brick					
Stone					
Frame w/Masonry					
Attic					
Basement					
Crawl					
Basement					22,400

Roofing

Asphalt Shingles	<input checked="" type="checkbox"/>
Shingle or Tile	<input type="checkbox"/>

Total Base 119,300

Row-Type Adjustment 1.00

sq.ft. SUB-TOTAL 119,300

Full Unfin Interior (-)	
Half Unfin Interior (-)	
Extra Living Units (+)	
Rec. Room (+)	
Fireplace (+)	4,500
Loft (+)	
No Heat (-)	
Air Conditioning (+)	
No Electricity (-)	
Plumbing (+/-)	
TF:5 - 5	
Specialty Plumbing (+)	
Special Features	

Plumbing	1	2			
Paneling					
Hardboard					
Unfinished					
Accommodations	7				
Bedrooms	3				
Family Room	0				
Normal Dining Room	1				
Rec Room					
Area					
Replace Stacks	1				
Metal Openings	1				
Central Warm Air	<input checked="" type="checkbox"/>				
Hot Water or Steam	<input type="checkbox"/>				
Hot Water or Steam	<input type="checkbox"/>				
Heat Pump	<input type="checkbox"/>				
Lo Heat	<input type="checkbox"/>				
Heavy Wall/Space	<input type="checkbox"/>				
Central Air Cond.	<input type="checkbox"/>				
Humidifier	<input type="checkbox"/>				
Full Baths	0				
Half Baths	0				
Kitchen Sinks	1				
Water Heater	1				
Extra fixtures					
Total					

Grade and Design	C	Sub-Total	125,300
Location Multiplier			100
Replacement Cost	125,300		
REMODELING & MODERNIZATION			
Amount			
Date			
Card Improvement Total			164,700
Total Improvement Value			164,700

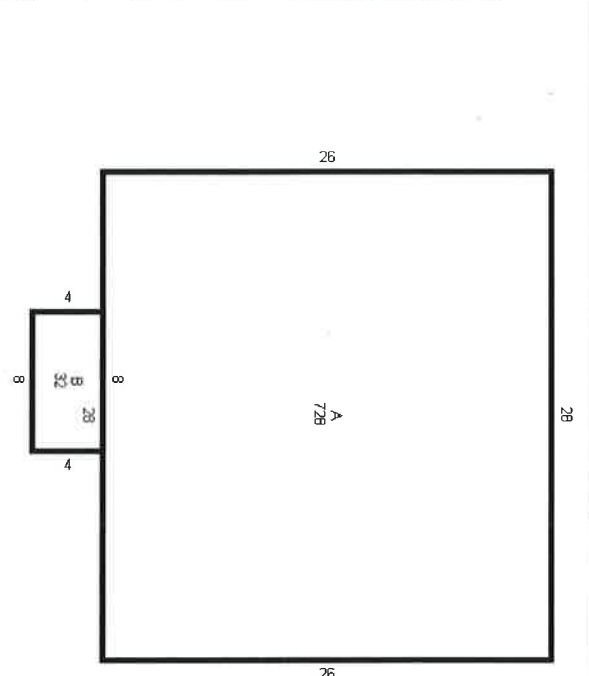
Parcel Number 9025146

Sketch

Residential Card 1

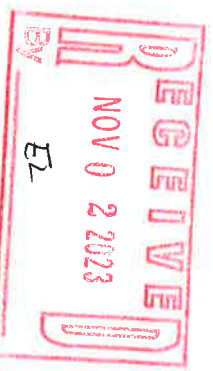
Value Adjustments

Exterior Features
Sloop- Merry- Elevated - 1 - 32sf - 1500



SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Effv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rpic Cost	Dep Obs	REM Val	% Cmp	Nbid Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C	1923	1923	A				2184	1.00		125300	45	68920	100	1.00	2.39	164700
<p>Card Improvement Total 164,700</p> <p>Total Improvement Value 164,700</p>																			

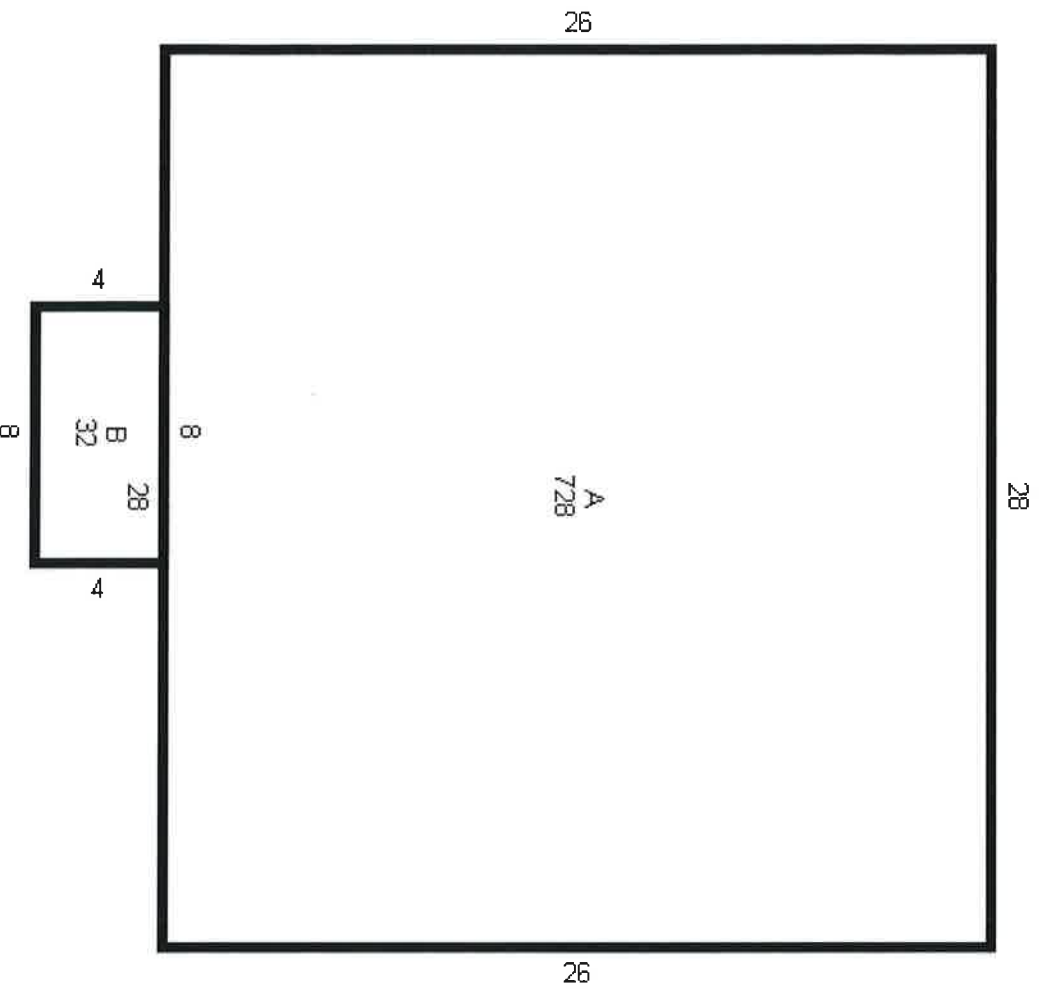


2023-DVS-005

SKETCH/AREA TABLE ADDENDUM

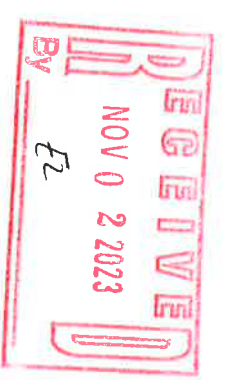
Parcel Number
025146
Year 2023 Card 1
Property Address
956 GERRARD AV

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	



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