

Owner / Applicant Information

Luminitza Sava

18671 COLLINS AVENUE
APT. 2503
SUNNY ISLES BEACH FL 33160

Phone 3057711678

Email LUMISAVA@GMAIL.COM

Project Information

2244 E Michigan Str
2244 E Michigan Str

INDIANAPOLIS 46201

County MARION

Project Type New Addition Alteration Existing Change of Occupancy

Project Status U F=Filed U or Null=Unfiled

IDHS Issued Correction order? Has Violation been Issued?

Violation Issued by: NA

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: 12-4-12 Existing Buildings; Additions or Alterations
MU1

Conditions: Zone MU1 use for the new garage states that there should be 10' from the property line. However, our plot size does not allow for the current minimum standard. It does achieve a minimum of 5' on left and right side. We are 12' from the alley to the front of the garage and about 108' from the front of the property line.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1=Non-compliance with the rule will not be adverse to the public health, safety or w

1

2= Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Facts:

Garage will be built 12' from the alley-way and in accordance with all other known ordinances. Further more, as of now, the adjacent lots are empty. There are no building structures to the left or right of proposed garage ((see picture). 5' clearance will give us minimum zoning clearance. If future builds occur, this leave ample clearance for those projects, as well. Our proposed garage will not impede fire department or any other department access, utility or otherwise.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.

Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts:

Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.
5' is the minimal setback for the left & right property line of the proposed garage. There is evidence that once there was a garage there in the past. It has since been removed over the years. The modern build of the homes in this same block, with similar or smaller plot sizes, have similar garages. I expect a future resident to work from home in this space, as well as providing both security and function.
More importantly, this project has been delayed now for more than 6 months. As a result, I have experienced massive loss of property and materials due to theft. Our current structure is being weathered and open to vandals. I pay for monitoring of the property until I get the green light which adds to my mounting costs.
This being the last stage of our race it would be an honor to see it to completion. I am simply asking for permission to move forward with the plan to further increase the overall value of this MU1 zone.