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### Case Number ILP14-01220: Improvement Location Permit-Non-Residential



A notice was added to this record on 07/14/2014.  
Condition: SWR Severity: Notice  
Total Conditions: 3 (Notice: 3)

[Hide additional details](#)

#### Conditions

Showing 1-5 of 7

**Default** - 4 Applied, 3 Removed

##### ISS\_H\_Gen

##### Miscellaneous

*Hold for Landscape Review.*

Applied | Notice | 08/27/2014

##### Elevations

*Elevations of Canopy*

Applied | Notice | 07/14/2014

##### SWR

*SWR*

Applied | Notice | 07/14/2014

##### Drainage Approval

*Hold for Drainage Approval*

Removed | 08/27/2014

##### Miscellaneous

*Total Proposed Improvements sq ft*

Removed | 08/27/2014

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#### Location:

**3207 CENTRAL AVE**  
INDIANAPOLIS IN 46205

#### Case Details

##### Applicant

JERRY WIGGINS  
Sea Corp II  
19 N MIDDLE ST  
GREENWOOD, IN, 46143  
Home Phone:317 363 5034  
JDW7878@SBCGLOBALNET

##### Project Description:

Drop off 14130  
Osgood's Forest Park/ 3207 C Store/  
Corner Lot / New Convenience Store 1720  
sf/ New Gasoline Canopy 912 sf/ New  
Underground Tanks 3780 sf/ New  
Dumpster/ Front Transitional yard  
exception per 732-203 b.6 b.2/ C3/  
Center Twp

##### Owner:

JAIPREET INVESTMENTS  
6640 SILVERTHORNE WAY  
INDIANAPOLIS IN 46259-1158

##### More Details

##### Related Contacts

##### information

JERRY WIGGINS  
Sea Corp II  
19 N MIDDLE ST  
GREENWOOD, IN, 46143  
Home Phone:317 363 5034  
JDW7878@SBCGLOBALNET

JDW7878@SDCGLOBAL.NET

Application Information

ILP PROJECT INFORMATION

Drop Off Number: 14130

Surrounding Zoning North: D8 DWELLING DISTRICT 8

Surrounding Zoning South: D8 DWELLING DISTRICT 8

Surrounding Zoning East: D5 DWELLING DISTRICT 5

Surrounding Zoning West: D8 DWELLING DISTRICT 8

Commitments: No

Integrated Center: No

Admin Approval: No

Approval: Early No

Conditional: Thoroughfare Type: PRIMARY

Permit Type: NEW/ADDITION

Proposed Use: CONVENIENCE STORE

Electronic Plan Review: No

IMPROVEMENTS

Existing Improvements: VACANT

Proposed Improvements: CONVIENCE STORE, CANOPY, 2 UST'S, AND PARKING LOT

Area of Improvements: 13100

DEVELOPMENT STANDARDS PROPERTY

Required # Parking Spaces: 6

Required # Handicap Parking: 1

Proposed Primary GFA: 1720

Proposed Accessory GFA: 4692

Proposed # Parking Spaces: 9

Proposed # Handicap Parking: 1

Required Frontage: 50

Proposed Frontage: 100

Proposed Lot Area: 13100

Proposed # Employees/Shift: 1

LANDSCAPING

Landscape Commitments?: No

Parking between Building and Front R.O.W?: Yes

REVIEW TIME

Total Minutes: 107

CASE TYPE INFORMATION

CASE TYPE: Improvement Location Permit

Application Information Table

DEVELOPMENT STANDARDS

Structure: Primary

**Structure:** Primary  
**Development Standard:** Main Flr  
**Proposed:** 1720  
**Structure:** Primary  
**Development Standard:** Max Height  
**Proposed:** 22.25  
**Structure:** Accessory 1  
**Development Standard:** Main Flr  
**Proposed:** 912  
**Structure:** Accessory 1  
**Development Standard:** Max Height  
**Structure:** Accessory 2  
**Development Standard:** Main Flr  
**Proposed:** 3780

**ILP\_SETBACKS**

**Structure:** Primary  
**Setback Location:** FRONT  
**Direction:** W  
**Required:** 70  
**Proposed:** 95  
**Notes:** Central Avenue, C Store.

**Structure:** Primary  
**Setback Location:** FRONT  
**Direction:** S  
**Required:** 20  
**Proposed:** 20  
**Notes:** C store

**Structure:** Primary  
**Setback Location:** SIDE  
**Direction:** N  
**Required:** 10  
**Proposed:** 10  
**Notes:** Meet the exception 732-203 b.6.b.2.

**Structure:** Primary  
**Setback Location:** SIDE  
**Direction:** E  
**Required:** 10  
**Proposed:** 10  
**Notes:** C Store

**Structure:** Accessory 1  
**Setback Location:** FRONT  
**Direction:** W  
**Required:** 70  
**Proposed:** 40  
**Notes:** Canopy

**Structure:** Accessory 1  
**Setback Location:** FRONT  
**Direction:** S  
**Required:** 20  
**Proposed:** 36  
**Notes:** Canopy

**Structure:** Accessory 1  
**Setback Location:** SIDE  
**Direction:** N  
**Required:** 20  
**Proposed:** 25.5  
**Notes:** Canopy

**Structure:** Accessory 1  
**Setback Location:** SIDE  
**Direction:** E  
**Required:** 10  
**Proposed:** 64  
**Notes:** Canopy

**Structure:** Accessory 2  
**Setback Location:** FRONT  
**Direction:** S  
**Required:** 20  
**Proposed:** 20  
**Notes:** Tanks 32nd Street

**Structure:** Accessory 2  
**Setback Location:** SIDE  
**Direction:** E  
**Required:** 10  
**Proposed:** 40  
**Notes:** Tanks

**Structure:** Accessory 2

**Structure:** Accessory 2  
**Setback Location:** SIDE  
**Direction:** N  
**Required:** 10  
**Proposed:** 49  
**Notes:** Tanks  
**Structure:** Accessory 2  
**Setback Location:** FRONT  
**Direction:** W  
**Required:** 70  
**Proposed:** 71  
**Notes:** Tanks Central Avenue.

**REVIEW TIME**

**City Contact:** Crawford, Benjamin  
**Date:** 07/14/2014  
**# of Minutes:** 50  
**City Contact:** Kulwin, Heather  
**Start Time:** 14:02  
**Finish Time:** 14:59  
**Date:** 08/27/2014  
**# of Minutes:** 57

**Parcel Information**

<b>Parcel Number:</b> 1016019	<b>Subdivision:</b> Osgood's Forest Park
<b>Legal Description:</b> OSGOODS FOREST PK ADD 100FT S END L21	<b>Parcel Area:</b> 13101.58
<b>Land Value:</b> 32500	<b>Improved Value:</b> 0

**▼ Fees**

**Outstanding:**

Date	Invoice Number	Amount	
07/14/2014	3418391	\$32.00	<a href="#">Pay Fees</a>
<b>Total outstanding fees: \$32.00</b>			

**▼ Inspections**

**Upcoming**

You have not added any inspections.  
Click the link above to schedule or request one.

**Completed**

There are no completed inspections on this record.

**▼ Processing Status**

- ✓ **Application Submittal**  
 Due on 07/14/2014, assigned to TBD  
 Marked as **Ready to Review** on 07/14/2014 by Benjamin Crawford  
 Comment: SEE CONDS / DOCS RETURNED
- Review**  
 Due on 07/14/2014, assigned to TBD  
 Marked as **Plan Review Completed** on 08/27/2014 by Heather Kulwin [hkulwin@indy.gov](mailto:hkulwin@indy.gov) 327-4950  
 Permit Issuance  
 Completion

**▼ Related Cases**

[View Entire Tree »](#)  
No records found.

**▶ Valuation Calculator**

**▶ Trust Account Information**