



CITY OF NOBLESVILLE
BOARD OF ZONING APPEALS
VARIANCE OF DEVELOPMENT STANDARDS APPLICATION

Application Number: **BZNA-0126-2022**

The undersigned requests a Variance of Development Standards as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Selective Motors

Common Address: 3355 Connor Street

Applicant Name: Progress Studio by Joseph Lese, AIA

Applicant Address: 1103 East 10th Street

Applicant City/State/Zip: Indianapolis, IN 46202 E-mail: joseph.lese@theprogressstudio.com

Applicant Phone #1: 317-978-1100 Phone #2: 317-690-6118 Fax: _____

Owner Name: Selective Motors (Alaa Shobaki)

Owner Address: 4325 Old Allisonville Road

Owner City/State/Zip: Indianapolis, IN 46205 E-mail: alaa@selective-motors.com

Owner Phone #1: 317-744-8551 Phone #2: 317-712-1623 Fax: _____

Property Location: ☒ Not located in a recorded subdivision, see legal description attached.

Subdivision Name: _____

Subdivision Section: _____ Lot Number: _____ Last Deed of Record Number: _____

Existing Land Use: Veterinary Clinic and Agriculture

Common Description of Request: reduced island % quantity, plant type in islands, increase in spacing.

Zoning District of Property: PB Code Section(s) Appealed: UDO § 12.05.C.1 (a)(b)(c)

Date: 06/20/2022

Applicant's Signature: _____

TABLE 12.0.5.C.1 and section 12.05.C.1 (a)(b)(c) - reduced island % quantity, plant type in islands, increase in spacing.

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standards from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards may be approved only upon a determination in writing that the following three (3) statements are true (see Indiana Code § 36-7-4-918.5):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

The property is surrounded by similar uses and not residential uses, and a reduction of the requirement still provides perimeter and internal plantings of the parking lot which will still provide an aesthetically pleasing outward appearance, air quality and stormwater improvements, and keeping glare from vehicles to a minimum.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:

The surrounding property uses are similar or more intense with a lack of landscaping that is required of the current UDO. The implementation of development on this parcel, in conjunction with implementing landscaping around and within the parking lot, will improve the overall value to the immediate area.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:

By reducing, but not eliminating, parking lot islands, this helps maintain the inventory needs of the dealership while providing perimeter and internal landscaping at a reduced rate. Also, requesting low shrubs in lieu of trees in parking islands will prevent damage by sap and birds to the vehicles offered for sale. Finally, an increase from the required 20' canopy trees will allow for vehicles to be seen from the public way that are for sale.



CITY OF NOBLESVILLE
BOARD OF ZONING APPEALS
VARIANCE OF DEVELOPMENT STANDARDS APPLICATION

Application Number: **BZNA-0127-2022**

The undersigned requests a Variance of Development Standards as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Selective Motors
Common Address: 3355 Connor Street

Applicant Name: Progress Studio by Joseph Lese, AIA
Applicant Address: 1103 East 10th Street
Applicant City/State/Zip: Indianapolis, IN 46202 E-mail: joseph.lese@theprogressstudio.com
Applicant Phone #1: 317-978-1100 Phone #2: 317-690-6118 Fax: _____
Owner Name: Selective Motors (Alaa Shobaki)
Owner Address: 4325 Old Allisonville Road
Owner City/State/Zip: Indianapolis, IN 46205 E-mail: alaa@selective-motors.com
Owner Phone #1: 317-744-8551 Phone #2: 317-712-1623 Fax: _____

Property Location: ☒ Not located in a recorded subdivision, see legal description attached.

Subdivision Name: _____

Subdivision Section: _____ Lot Number: _____ Last Deed of Record Number: _____

Existing Land Use: Veterinary Clinic and Agriculture

Common Description of Request: 5' building base plantings (site constraints for 10' width and understory trees)

Zoning District of Property: PB Code Section(s) Appealed: UDO § TABLE 12.0.6

Date: 06/20/2022

Applicant's Signature: _____

(TABLE 12.0.6) - site constraints for 10' width and understory trees

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standards from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards may be approved only upon a determination in writing that the following three (3) statements are true (see Indiana Code § 36-7-4-918.5):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

The current state of the parcel is a gravel stone drive with no landscaping against the building.

The proposed improvements will dramatically increase the appearance, add landscaping, and improve stormwater which all affect human health.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:

Building base landscaping is still being proposed, and will provide an appealing-looking upgrade to the existing facility which will improve surrounding property values, and will not affect the use of surrounding properties in any way.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:

Due to the existing building and proposed expansion, we are limited by the site itself with regard to setbacks, required parking space and drive aisle dimensions, and a 10' building base foundation bed would impact the ability to provide a drive aisle around the parking lot and building which affects both convenience as well as emergency gear. By maintaining a maximum 5' wide building base foundation bed, this allows for low shrubs and other planting but not trees.



CITY OF NOBLESVILLE
BOARD OF ZONING APPEALS
VARIANCE OF DEVELOPMENT STANDARDS APPLICATION

Application Number: **BZNA-0128-2022**

The undersigned requests a Variance of Development Standards as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Selective Motors
Common Address: 3355 Connor Street

Applicant Name: Progress Studio by Joseph Lese, AIA
Applicant Address: 1103 East 10th Street
Applicant City/State/Zip: Indianapolis, IN 46202 E-mail: joseph.lese@theprogressstudio.com
Applicant Phone #1: 317-978-1100 Phone #2: 317-690-6118 Fax: _____
Owner Name: Selective Motors (Alaa Shobaki)
Owner Address: 4325 Old Allisonville Road
Owner City/State/Zip: Indianapolis, IN 46205 E-mail: alaa@selective-motors.com
Owner Phone #1: 317-744-8551 Phone #2: 317-712-1623 Fax: _____

Property Location: ☒ Not located in a recorded subdivision, see legal description attached.

Subdivision Name: _____

Subdivision Section: _____ Lot Number: _____ Last Deed of Record Number: _____

Existing Land Use: Veterinary Clinic and Agriculture

Common Description of Request: 5 signs proposed (2 allowed)

Zoning District of Property: PB Code Section(s) Appealed: UDO § UDO 11.0 Part C.d.3

Date: 06/20/2022

Applicant's Signature: _____

UDO 11.0 Part C.d.3 (2 signs allowed; 5 proposed)

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Development Standards from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards may be approved only upon a determination in writing that the following three (3) statements are true (see Indiana Code § 36-7-4-918.5):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

The size of the signs are proposed to be limited to maintain the overall appropriate aesthetic of the building, while keeping illuminated signage area to a minimum. The additional signage quantity request provides sufficient wayfinding and notification to the public as to the business name and it's purpose. These are important features to have from a public service standpoint as well as emergency crews should that ever be necessary.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:

The adjacent property use will not be affected by signage, pro or con. The value of the adjacent properties will not be harmed because the signage is scaled to be architecturally appropriate to the building which will maintain proper illumination levels.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:

The signs are proposed to be oriented with the flow of traffic, and notifying the public of the business itself as well as wayfinding into the parking lot is helpful to avoid those becoming lost or imposing traffic situations on both Connor and Preston. A reduction in signage requested may negatively impact the wayfinding abilities of the public and notification of the business to the public and emergency crews.

NOBLESVILLE
BOARD OF ZONING APPEALS
VARIANCE OF DEVELOPMENT STANDARDS CONSENT FORM

The undersigned, Alaa Al Shoubaki, being the Owner
of Record of the property commonly known as 3355 Conner Street, hereby authorizes Progress
Studio, by Joseph Lese, to file land development petitions necessary for the aforementioned
address for the following case number _____.

The consent shall remain in effect until these land development petitions are resolved.



STATE OF INDIANA,
COUNTY OF HAMILTON, SS:
Subscribed and sworn to before me this
22 day of June, 2022



Notary Public

Andrew Soley

ANDREW SOLEY
NOTARY PUBLIC

SEAL

STATE OF INDIANA

Commission Number NP0737122

My Commission Expires 10/28/2029

STATE OF INDIANA,
COUNTY OF HAMILTON, SS:
Subscribed and sworn to before me this
_____ day of _____, 20____

Notary Public

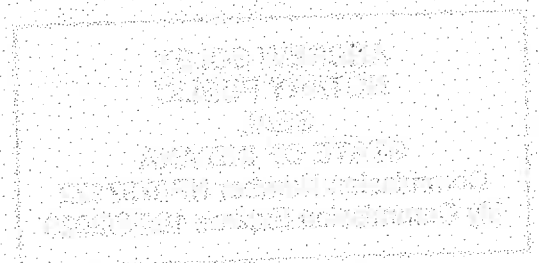
Printed Name of Notary Public

My Commission Expires: 10/28/2029

My County of residence: HAMILTON

My Commission Expires:

My County of residence:



Selective Motors Legal Descriptions

Selective Properties, LLC, an Indiana limited liability company

Warranty Deed (Inst. No.: 2021-059125)

Part of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, in Hamilton County, Indiana, more particularly described as follows: Beginning at the Southwest corner of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East thence East on and along the South line of said East Half 726.7 feet; thence deflecting 89 degrees 39 minutes to the left in a Northerly direction parallel with the West line of said East Half 613.6 feet to the center line of State Road No. 32; thence deflecting 86 degrees 01 minute to the left in a Northwesterly direction on and along said center line 195.9 feet to the center line of the Wilson Drain; thence Southwesterly on and along said center line of Wilson Drain to the West line of said East Half; thence South on and along aforesaid West line 472.0 feet to the place of beginning

EXCEPT:

Part of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows: Beginning 143.3 feet North of the Southwest corner of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, and on the West line thereof; thence deflecting 89 degrees 39 minutes to the right from said West line and parallel with the South line of said East Half 370.7 feet; thence deflecting 89 degrees 39 minutes to the left parallel with the West line of said East Half 410.5 feet to the centerline of Wilson Ditch; thence Southwesterly on and along said centerline of Wilson Ditch to the West line of said East Half; thence south on and along aforesaid West line 328.7 feet to the place of beginning.

ALSO, EXCEPT:

A part of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, located in Noblesville Township, Hamilton County, Indiana, being described as follows: Beginning at the 5/8" iron rod with yellow cap stamped Miller Surveying at the Southwest corner of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East; thence North 89 degrees 43 minutes 56 seconds East (assumed bearing) 392.65 feet on and along the South line of said Southwest Quarter to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 00 degrees 05 minutes 08 seconds East 561.34 feet parallel with the West line of the East Half of said Southwest Quarter to the center line of the Elwood Wilson Regulated Drain (the following course is on and along a line traversing the approximate center line of said Wilson Drain, the actual boundary of this tract of real estate follows the meanderings of the center line of said Wilson Drain); (1) thence South 67 degrees 08 minutes 11 seconds West 23.84 feet; thence South 00 degrees 05 minutes 08 seconds West 408.88 feet parallel with the West line of the East Half of said Southwest Quarter to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence South 89 degrees 43 minutes 56 seconds West 370.70 feet parallel with the South line of said Southwest Quarter to a 5/8" iron rod with yellow cap stamped Miller Surveying on the West line of the East Half of said Southwest Quarter; thence South 00 degrees 05 minutes 08 seconds West 143.30 feet on and along the West line of the East Half of said Southwest Quarter to the point of beginning. Containing 1.50 acres, more or less.

ALSO, EXCEPT:

All of that real estate having been taken by the City of Noblesville under Cause No. 29C01-1502-PL-001358 and the Order Transferring Real Estate having been recorded August 19, 2015 as Instrument No. 2015043756, in the Office of the Recorder of Hamilton County, Indiana, and said real estate being more particularly described as follows as the following: A part of the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, Hamilton County, Indiana, and being that part of the grantors' land described in Instrument Number 200100064187 in the Office of the Recorder of Hamilton

Selective Motors Legal Descriptions

County, described as follows: Commencing at the Southwest Corner of said Half-Quarter Section; thence North 89 degrees 36 minutes 00 seconds East (assumed bearing) 675.71 feet along the south line of said Section to the point of beginning of this description; thence Northeasterly 142.01 feet along an arc to the left and having a radius of 470.00 feet and subtended by a long chord having a bearing of North 9 degrees 11 minutes 04 seconds East and a length of 141.47 feet; thence North 00 degrees 31 minutes 41 seconds East 287.10 feet; thence South 89 degrees 28 minutes 19 seconds East 25.38 feet to the east line of the grantors' land; thence South 0 degrees 03 minutes 03 seconds East 426.15 feet along said east line to the south line of said Section; thence South 89 degrees 36 minutes 00 seconds West 50.99 feet along said south line to the point of beginning and containing 0.292 acres, more or less.

AND ALSO, EXCEPT:

A part the East Half of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, Hamilton County, Indiana, and being that part of the grantors' land described in Instrument Number 200100064187, in the Office of the Recorder of Hamilton County, described as follows: Commencing at the Southwest Corner of said Half-Quarter Section; thence North 89 degrees 36 minutes 00 seconds East (assumed bearing) 675.71 feet along the south line of said Section; thence Northeasterly 142.01 feet along an arc to the left and having a radius of 470.00 feet and subtended by a long chord having a bearing of North 09 degrees 11 minutes 04 seconds East and a length of 141.47 feet; thence North 00 degrees 31 minutes 41 seconds East 287.10 feet to the point of beginning of this description; thence North 02 degrees 39 minutes 06 seconds West 90.14 feet; thence North 47 degrees 48 minutes 26 seconds West 78.30 feet; thence North 85 degrees 57 minutes 13 seconds West 156.25 feet to the northern line of the grantors' land being the centerline of Elwood Wilson Ditch; thence North 68 degrees 45 minutes 38 seconds East 32.06 feet along said northern line to the south boundary of S.R. 32/38 per ISHC Project No. 824 (1) recorded in Deed Record 279, page 126, in the Office of Said Recorder; thence North 27 degrees 58 minutes 51 seconds East 38.29 feet along the centerline of said Ditch to the centerline of said S.R. 32/38; thence South 85 degrees 57 minutes 21 seconds East 195.90 feet along said centerline to the northeast corner of the grantors' land; thence South 00 degrees 03 minutes 03 seconds East 185.50 feet along the east line of said grantors' land; thence North 89 degrees 28 minutes 19 seconds West 25.38 feet to the point of beginning and containing 0.358 acres, more or less.

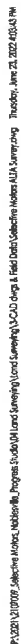
(ALTA Table 'A' Item 4, Land Area)

THE ABOVE-DESCRIBED REAL ESTATE REMNANT PARCEL WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A part of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, located in Noblesville Township, Hamilton County, Indiana, being described as follows: Commencing at the 5/8" iron rod with yellow cap stamped Miller Surveying at the Southwest corner of the East Half of the Southwest Quarter of said section as described in Inst. No.: 2021-059125 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 42 minutes 13 seconds East (assumed bearing) 392.65 feet on and along the South line of said Southwest Quarter to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 00 degrees 03 minutes 25 seconds East 561.34 feet along the exception describe in said Instrument to the centerline of the Elwood Wilson Regulated Drain; thence North 72 degrees 02 minutes 47 seconds East 93.09 feet along said centerline of Elwood Wilson Regulated Drain to the southerly boundary of S.R. 32/38 per Inst. No.: 2015-043756 in said Recorder's Office; thence South 85 degrees 50 minutes 59 seconds East 156.25 feet along said southerly boundary of S.R. 32/38; thence South 47 degrees 42 minutes 12 seconds East 78.30 feet along said boundary to the westerly boundary of Presley Blvd as recorded in said Instrument; thence South 02 degrees 32 minutes 52 seconds East 90.14 feet along said westerly boundary; thence South 00 degrees 37

Selective Motors Legal Descriptions

minutes 46 seconds West 287.10 feet along said boundary, to a curve; thence southwesterly 142.01 feet along an arc to the right having a radius of 470.00 feet and subtended by a long chord having a bearing of South 09 degrees 17 minutes 19 seconds West and a length of 141.47 feet to said South line; thence South 89 degrees 31 minutes 50 seconds West 283.06 feet to the point of beginning and containing 3.973 acres, more or less.



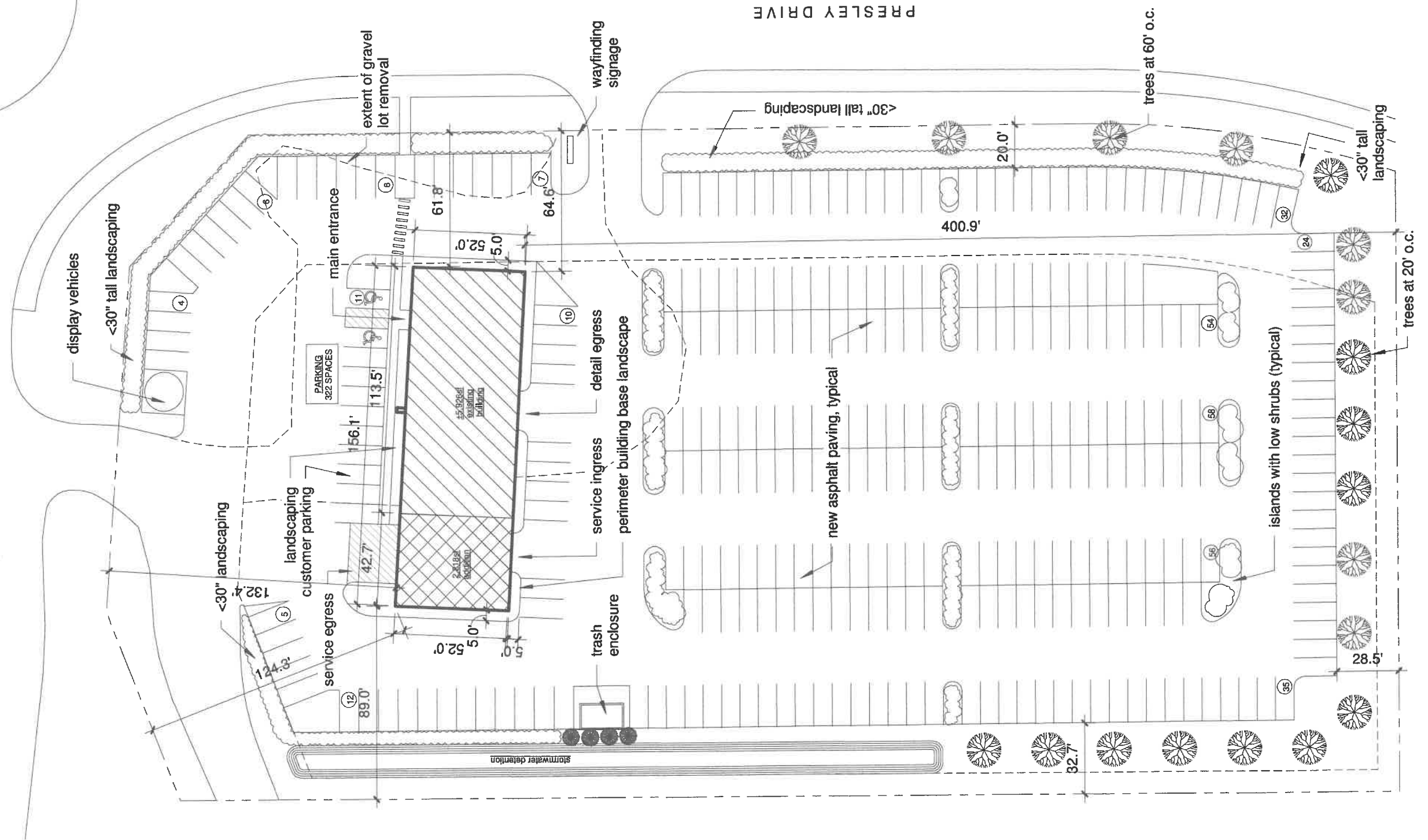
Stephen M. Roeschlein

PLAN DATE: 06/23/2021		
DESIGN: SMR	CHECK: GER	DRAWN: SMR
PROJECT NO. 2107009		
SHEET NO. 1 of 2		



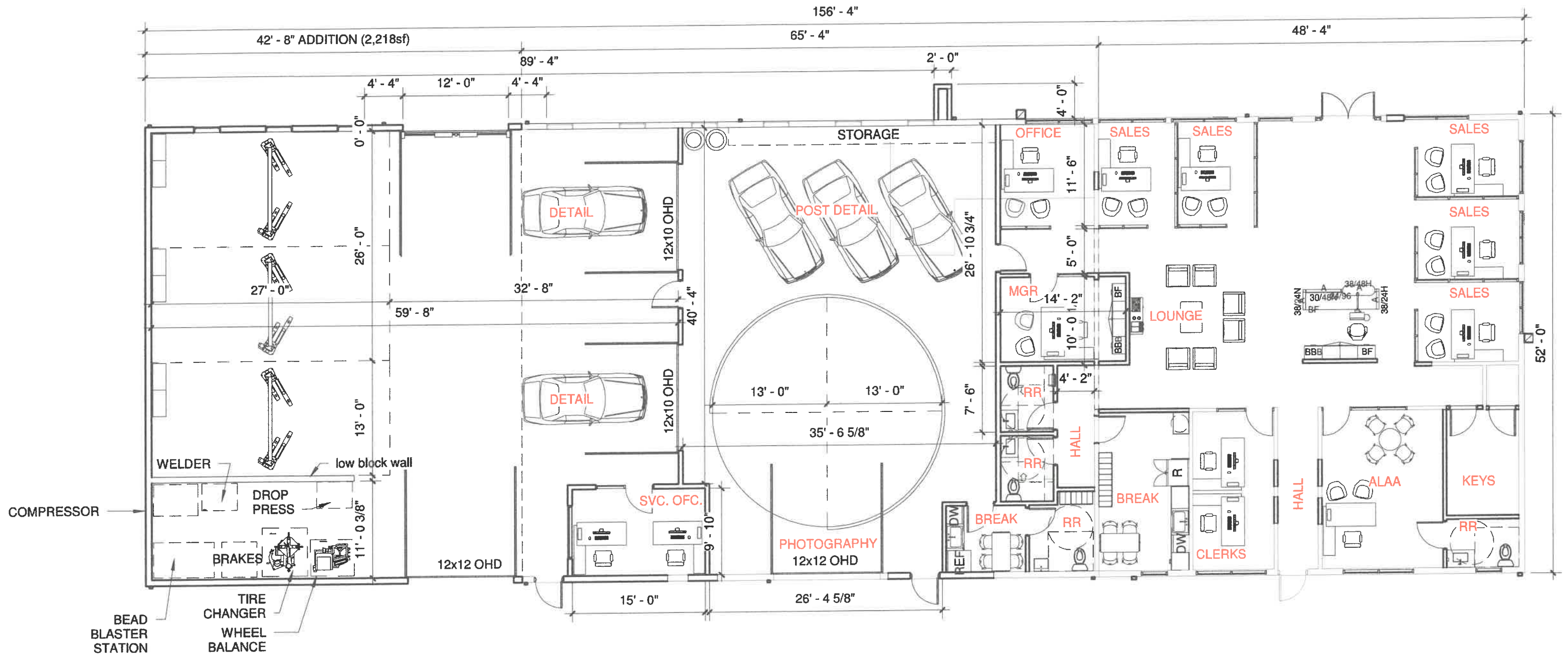
EDGE OF ROUNDABOUT ISLAND

CONNER STREET



PRELIMINARY SITE PLAN
1" = 50'-0"

A1.1



1 FIRST FLOOR CONSTRUCTION PLAN
3/32" = 1'-0"



1103 East 10th Street, Indianapolis, IN 46202
317-978-1100 www.theprogressstudio.com

CLIENT

ALAA SHOBAKI

4325 OLD ALLISONVILLE RD
INDIANAPOLIS, IN 46205

PROJECT

SELECTIVE MOTORS

3355 CONNER STREET
NOBLESVILLE, IN 46060

DRAWING TITLE

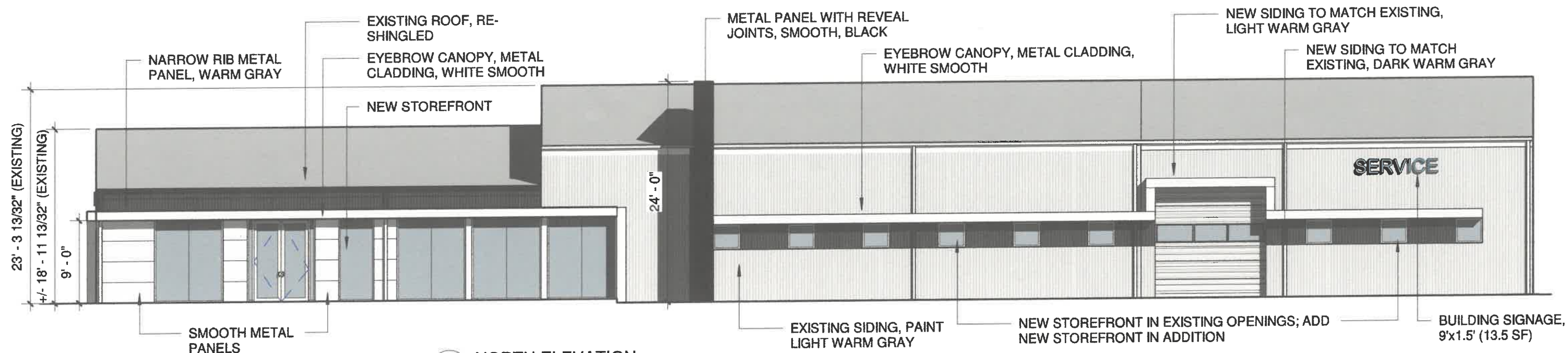
PROPOSED FLOOR
PLAN

DRAWING DATE

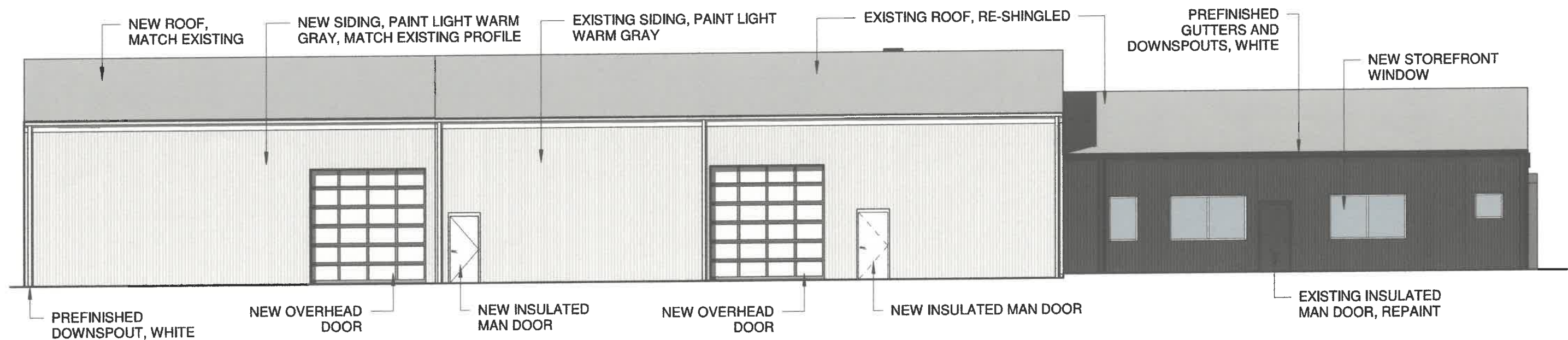
05/31/2022

SHEET NUMBER

A1.2



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"



1103 East 10th Street, Indianapolis, IN 46202
317-978-1100 www.theprogressstudio.com

CLIENT

ALAA SHOBAKI

4325 OLD ALLISONVILLE RD
INDIANAPOLIS, IN 46205

PROJECT

SELECTIVE MOTORS

3355 CONNER STREET
NOBLESVILLE, IN 46060

DRAWING TITLE

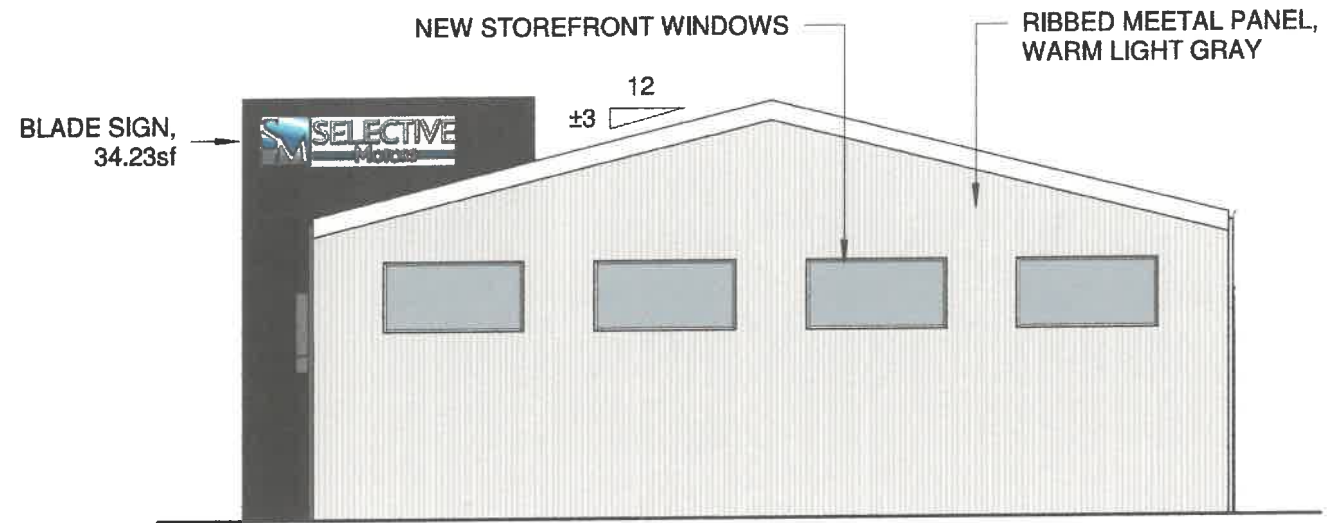
EXTERIOR
ELEVATIONS

DRAWING DATE

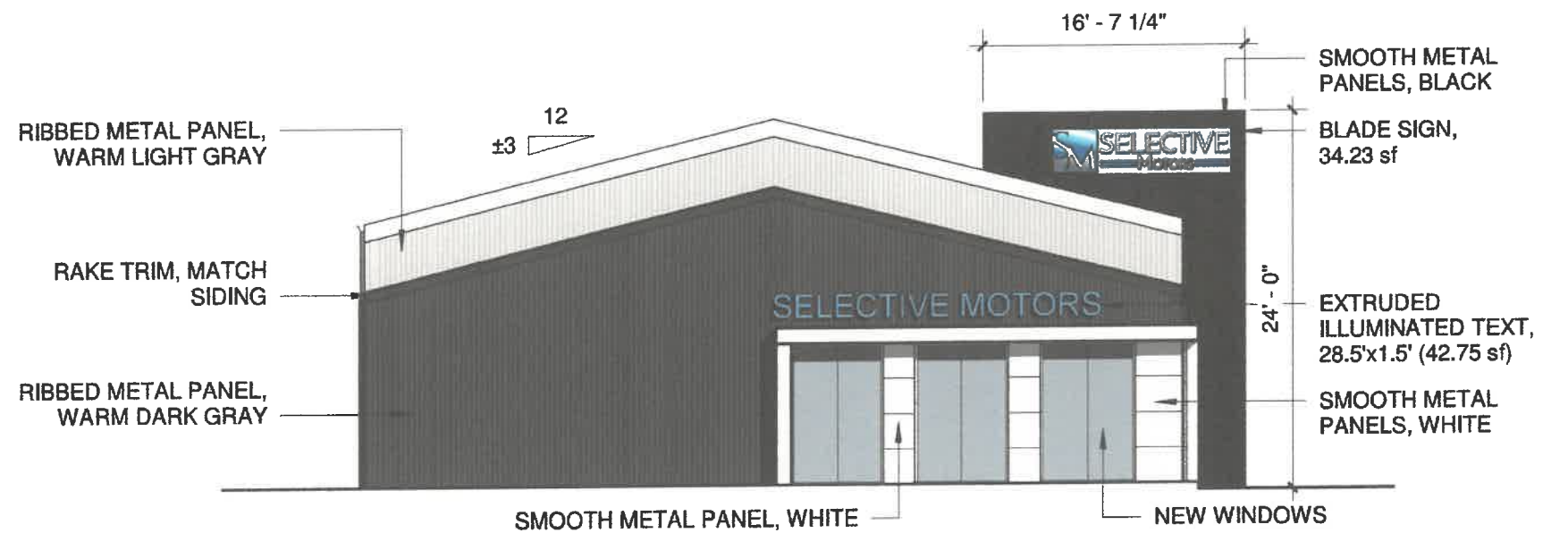
05/31/2022

SHEET NUMBER

A2



2 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



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CLIENT
ALAA SHOBAKI

4325 OLD ALLISONVILLE RD
INDIANAPOLIS, IN 46205

PROJECT
SELECTIVE MOTORS

3355 CONNER STREET
NOBLESVILLE, IN 46060

DRAWING TITLE
EXTERIOR
ELEVATIONS
DRAWING DATE
05/31/2022

SHEET NUMBER

A3



PROPOSED ENHANCED BUILDING ELEVATION - NORTH PERSPECTIVE



PROGRESS | STUDIO

1103 East 10th Street, Indianapolis, IN 46202
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ALAA SHOBAKI

4325 OLD ALLISONVILLE RD
INDIANAPOLIS, IN 46205

PROJECT

SELECTIVE MOTORS

3355 CONNER STREET
NOBLESVILLE, IN 46060

DRAWING TITLE

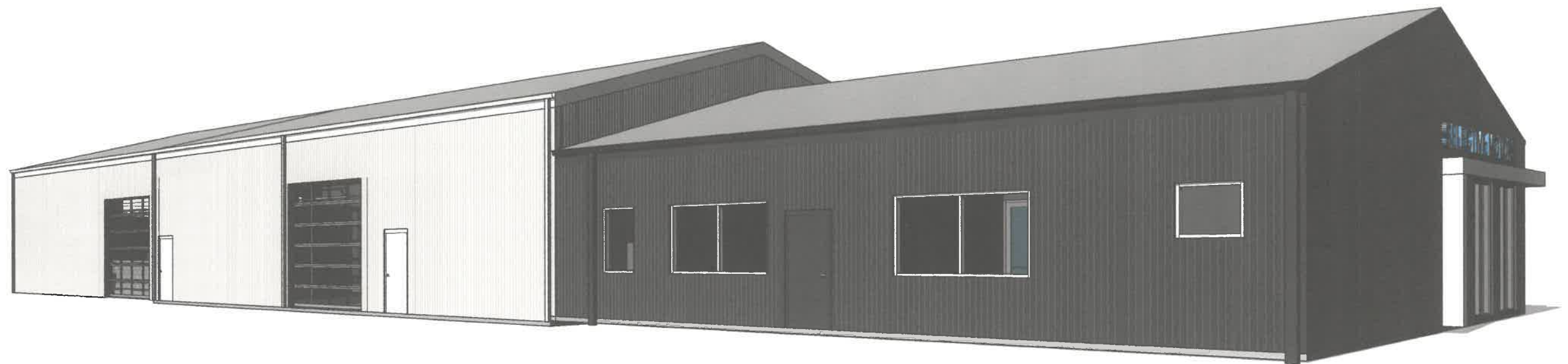
EXTERIOR
PERSPECTIVE

DRAWING DATE

05/31/2022

SHEET NUMBER

A4



PROPOSED ENHANCED BUILDING ELEVATION - SOUTH PERSPECTIVE



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CLIENT

ALAA SHOBAKI

4325 OLD ALLISONVILLE RD
INDIANAPOLIS, IN 46205

PROJECT

SELECTIVE MOTORS

3355 CONNER STREET
NOBLESVILLE, IN 46060

DRAWING TITLE

EXTERIOR
PERSPECTIVE

DRAWING DATE

05/31/2022

SHEET NUMBER

A5