

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 10, 2025

Case Number: 2025-CAP-800 / 2024-CVR-800

Property Address: 1525 Shelby Street

Location: Center Township, Council District #18

Petitioner: Fraternal Order of Police Indianapolis Lodge #86 by Will Gooden and Elizabeth Bentz Williams, AICP

Current Zoning: SU-34 (TOD) (FF) and D-5 (TOD) (FF)
Modification of Commitments related to 2009-ZON-013 to terminate Commitment #2, which required a site plan indicating a ten-foot landscaped transitional yard; terminate Commitment #3, which required an opaque fence abutting the dwelling at 1129 Cottage Avenue; and to modify Commitment #5, to read “owners agree to complete all fence changes within six months of the grant of this petition” (originally stated to require all site improvements to be completed within one year of approval of 2009-ZON-013).

Request:

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 6.5-foot-tall fence and electronic gate, with a portion of the fence within the clear-sight triangle of Shelby Street and Cottage Avenue (maximum height of 3.5 feet permitted, not permitted within the clear-sight triangle of the abutting streets).

Current Land Use: Fraternal organization / Parking Lot

Approval of the modification to terminate Commitments #3 and #5.

Staff Recommendations: Denial of the modification to terminate Commitment #2 and denial of the variance of development standards to allow the 6.5-foot-tall fence in the clear sight triangle.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued these petitions from the February 27, 2025 hearing, to the March 27, 2025 hearing.

The Hearing Examiner continued these petitions from the March 27, 2025, hearing, to the April 10, 2025 hearing, at the request of the petitioner’s representative.

STAFF RECOMMENDATION

Approval of the modification to terminate Commitments #3 (opaque fence) and #5 (completion of site improvements).

Denial of the modification to terminate Commitment #2 (transitional yard landscaping) and denial of the variance of development standards to allow for a 6.5-foot-tall fence within the clear sight triangle.

If approved, staff would request that approval be subject to the following commitment being reduced to writing on the Commission's Exhibit "C" form at least three days prior to the MDC hearing:

The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 0.91-acre site, zoned SU-34 (TOD) (FF) (Club Room or Ballroom) and D-5 (TOD) (FF) is comprised of three parcels developed with a two-story building and associated parking. It is surrounded by parking lots and a commercial use to the north, across Cottage Avenue, zoned MU-1 (TOD) (FF) and D-5 (TOD) (FF) respectively; vacant land and Interstate 65 right-of-way to the south, zoned MU-1 (TOD) (FF) and D-5 (TOD) (FF), respectively; single-family dwellings to the east, across Olive Street, zoned D-5 (TOD) (FF); and Shelby Street right-of-way to the west, zoned SU-34 (TOD) (FF).

Petition 2009-ZON-013 rezoned the larger of this site fronting on Shelby Street to the SU-34 (TOD) (FF) district to provide for a fraternal lodge.

MODIFICATION

The request would modify commitments related to 2009-ZON-013 to terminate Commitment #2, which required a site plan indicating a ten-foot landscaped transitional yard; terminate Commitment #3, which required an opaque fence abutting the dwelling at 1129 Cottage Avenue; and to modify Commitment #5, to read "owners agree to complete all fence changes within six months of the grant of this petition" (originally stated to require all site improvements to be completed within one year of approval of 2009-ZON-013).

It appears from the file that these commitments were originally the result of negotiation between the petitioner and staff during the 2009 rezoning process. See Exhibit A. It is not, however, clear from documents in the file whether the neighborhood organization or surrounding neighbors were included in those negotiations.

Because of the 2021 Administrator Approval (2021-ADM-052) staff supports the modification related to the opaque fence but does not support the elimination of the 10-foot-wide landscaped area along the eastern site boundary abutting 1129 Cottage Avenue as shown on the approved documents (See Exhibit B). Staff observed an existing area parallel along the fence that would provide space for year around landscaping that would provide the most appropriate buffer and soften the impact of the existing fence that is no longer opaque.

VARIANCE OF DEVELOPMENT STANDARDS

This request would provide for a 6.5-foot-tall fence and electronic gate, with a portion of the fence within the clear-sight triangle of Shelby Street and Cottage Avenue when the Ordinance limits the height to 3.5 feet within that triangle to provide visibility and improve pedestrian and vehicle safety.

In 2021 Administrator Approval was submitted and approved for installation and location of the proposed fence, including the transitional yard landscaping along the eastern boundary. During the site visit staff observed the absence of landscaping within the existing ten-foot transitional yard, along the eastern boundary abutting 1129 Cottage Avenue. Staff also noted that the fence has been installed along the property line along the Shelby Street frontage, rather than abutting the paved parking area as shown on the approved plans. See Exhibit B. If the fence would have been installed in accordance with the approved site plan, file-dated July 22, 2021, the fence would not encroach into the clear sight triangles depicted on Exhibits C and D.

The larger triangle represents the clear site triangle required by the Zoning Ordinance. The smaller triangle is the triangle offered by the petitioner's representative. See Exhibit C.

Exhibit D depicts the clear sight triangle that is configured with other traffic parameters identified by traffic engineers that consider classification of the street, speed limit, and location of the driver's eye. The portion of the fence above the red arrow blocks visibility of drivers and should be relocated. The fence below the red arrow could remain in the present location.

The area of the fence above the yellow arrow in Exhibit D is the area of the fence shown in Exhibit C that encroaches into the smaller of the two triangles that the petitioner representative offered as a compromise.

Because this abuts a transit corridor (Red Line) and provides for a bicycle track along the western edge of this portion of Shelby Street, staff believes maintaining visibility at this intersection is critical to maintain safety for vehicles and pedestrians.

Staff believes that security of the site would not be compromised if the existing fence along Shelby Street would be relocated in accordance with the Administrator Approval site plan file dated July 22, 2021. See Exhibit B.

Overlays

This site is also located within an overlay, specifically the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

This site is located within a ¼ mile walk (approximately 1,100 feet) from the transit stop located at the intersection of Shelby Street and Pleasant Run Parkway South Drive, with a Walkable Neighborhood typology.

Walkable neighborhood stations are located within well-established, walkable, primarily residential neighborhoods, with a small amount of retail and office at the intersection nearest the station, or the potential for it. Development opportunities include projects that improve neighborhood stability and encourage transit use.

Characteristics of the Walkable Neighborhood typology are:

- Mix of uses at station area with stabilized residential beyond
- Off-street parking is discouraged and should be limited to garages

Floodway / Floodway Fringe

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream, and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (SU-34 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

The southeast portion of the site is located within the 500-year unregulated floodplain of Pleasant Run Creek.

GENERAL INFORMATION

Existing Zoning	SU-34 (TOD) (FF) / D-5 (TOD) (FF)	
Existing Land Use	Fraternal organization / parking lot	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	MU-1 (TOD) (FF) / D-5 (TOD) (FF)	Parking lots / commercial uses
South:	MU-1 (TOD) (FF) / D-5(TOD) (FF)	Vacant land / Interstate 65 right-of-way
East:	D-5 (TOD)(FF)	Single-family dwellings
West:	MU-1 (TOD) (FF)	Shelby Street right-of-way
Thoroughfare Plan		
Shelby Street	Primary arterial	Existing 56-foot right-of-way and proposed 56-foot right-of-way.
Cottage Avenue	Local Street	Existing 60-foot right-of-way and proposed 48-foot right-of-way.
Olive Street	Local Street	Existing 60-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	Yes – 500-year unregulated floodplain of Pleasant Run Creek	
Overlay	Transit Oriented Development (TOD)	
Wellfield Protection Area	No	
Site Plan	January 2, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	January 2, 2025	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Village Mixed-Use typology. “The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of six to 25 dwelling units per acre.”

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

- *Conditions for All Land Use Types – Village Mixed-Use Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
 - Where possible, contributing historic buildings should be preserved or incorporated into new development.
- *Small-Scale Schools, Places of Worship, Neighborhood- Serving Institutions/Infrastructure, and Other Places of Assembly (defined as Schools, places of worship, and other places of assembly that are generally less than five acres in size).*
 - If proposed within a one-half mile along an adjoining street of an existing or approved residential development, then connecting pedestrian infrastructure (sidewalk, greenway, or off-street path) should be in place or provided.
 - Mixed-use structures are preferred.
 - Schools should not be within 1000 feet of a highway, freeway, or expressway.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Red Line Transit-Oriented Development Strategic Plan (2021).

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW)
- Identify roadways for planned expansions or new terrain roadways
- Coordinate modal plans into a single linear network through its GIS database

ZONING HISTORY

2009-ZON-013; 1525 Shelby Street, 1133 Cottage Avenue and 1050 Olive Street, requested rezoning of 0.94 acre, from the C-2 and D-5 Districts to the SU-34 classification to provide for a fraternal lodge, **approved**.

VICINITY

99-UV3-96; 1434 Olive Street (east of site), requested variance of use of the DDZO to provide for the construction of a parking lot associated with a fraternal organization, **granted**.

94-HOV-12; 1431 Shelby Street (abutting site to north), requested variance of development standards of the CZO to provide for construction of a parking lot for an existing health center with a parking area and interior access drive with deficient setbacks from Shelby Street, Cottage Avenue, and an alley, **granted**.

93-HOV-91; (abutting site to west), requested variance of development standards of the CZO to provide for the construction of a health center with a zero-foot setback from the rights-of-way of Cottage Avenue and Shelby Street, **granted**.

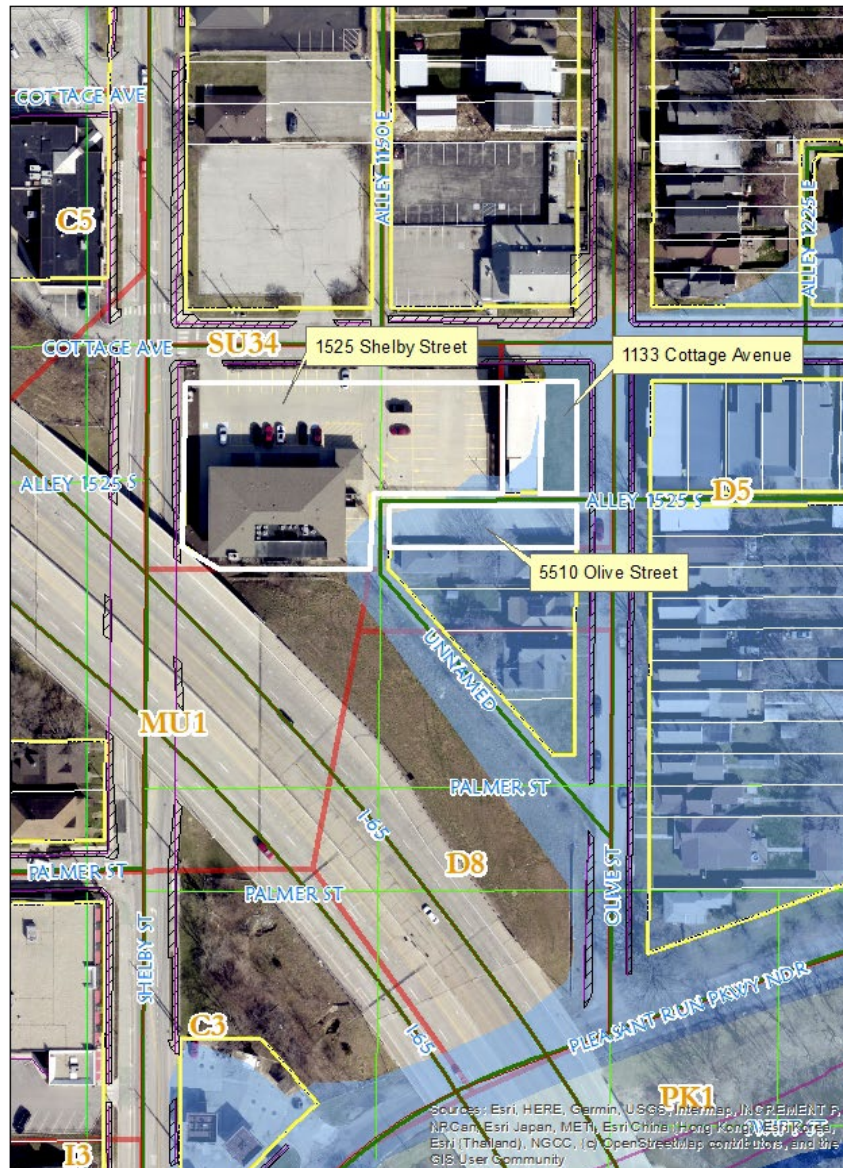
69-V2-116; 1525 Shelby Street (portion of subject site), requested variance of use and setback standards of the DDZO to permit expansion of accessory off-street parking to the east, for a business located on Shelby Street, **granted**.

68-V1-161; 1510 Olive Street (portion of subject site), requested variance of use of the DDZO to permit off-street parking on-premises, in connection with a business located on Shelby Street, **granted**.

68-V1-134; 1121 Cottage Avenue (portion of subject site), requested variance of use of the DDZO to permit off-street parking on-premises, **granted**.

27-V-125; 1446 South Olive Street (east of site), requested variance of use and development standards to provide for an addition and remodeling of a building for use by a business and a lodge, **granted**.

EXHIBITS



1525 Shelby Street, 1133 Cottage Avenue and 1510 Olive Street



0 0.005 0.01 0.02 0.03 0.04 Miles

EXHIBIT A

2009-009090e

DH

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
 MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-614, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: See Exhibit "A"

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. The owner agrees to: submit a site plan showing a ten foot landscaped transitional yard with an opaque fence where the site abuts to the home at 1129 Cottage Avenue.
3. Add an opaque fence along the property line where site abuts to home at 1514 Olive Street. Fence to start at back corner of house and extend west to rear of property.
4. Show angled parking in lot north of home at 1514 Olive Street.
5. The owners agree to have all site improvements indicated in these commitments and landscaping completed within one year of approval of this petition, and maintained thereafter.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # 2009-ZON-013 by the City-County Council changing the zoning classification of the real estate from a C-2 zoning classification to a SU-34 zoning classification; or
- (b) the adoption of approval petition # by the Metropolitan Development Commission;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the SU-34 zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and
4. _____
5. _____

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition # 2009-013

IN WITNESS WHEREOF, owner has executed this instrument this 15th day of July, 2009

Signature: William R Owensby
 Printed: William R Owensby

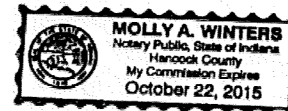
Signature: _____
 Printed: _____

STATE OF INDIANA)
) SS:
 COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared William R. Owensby, owner(s) of the real estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 15th day of July, 2009

Molly A. Winters
 Notary Public
 Printed Name of Notary Public Molly A. Winters
 My Commission expires: 10/22/2015
 My County of residence: HANDCOCK




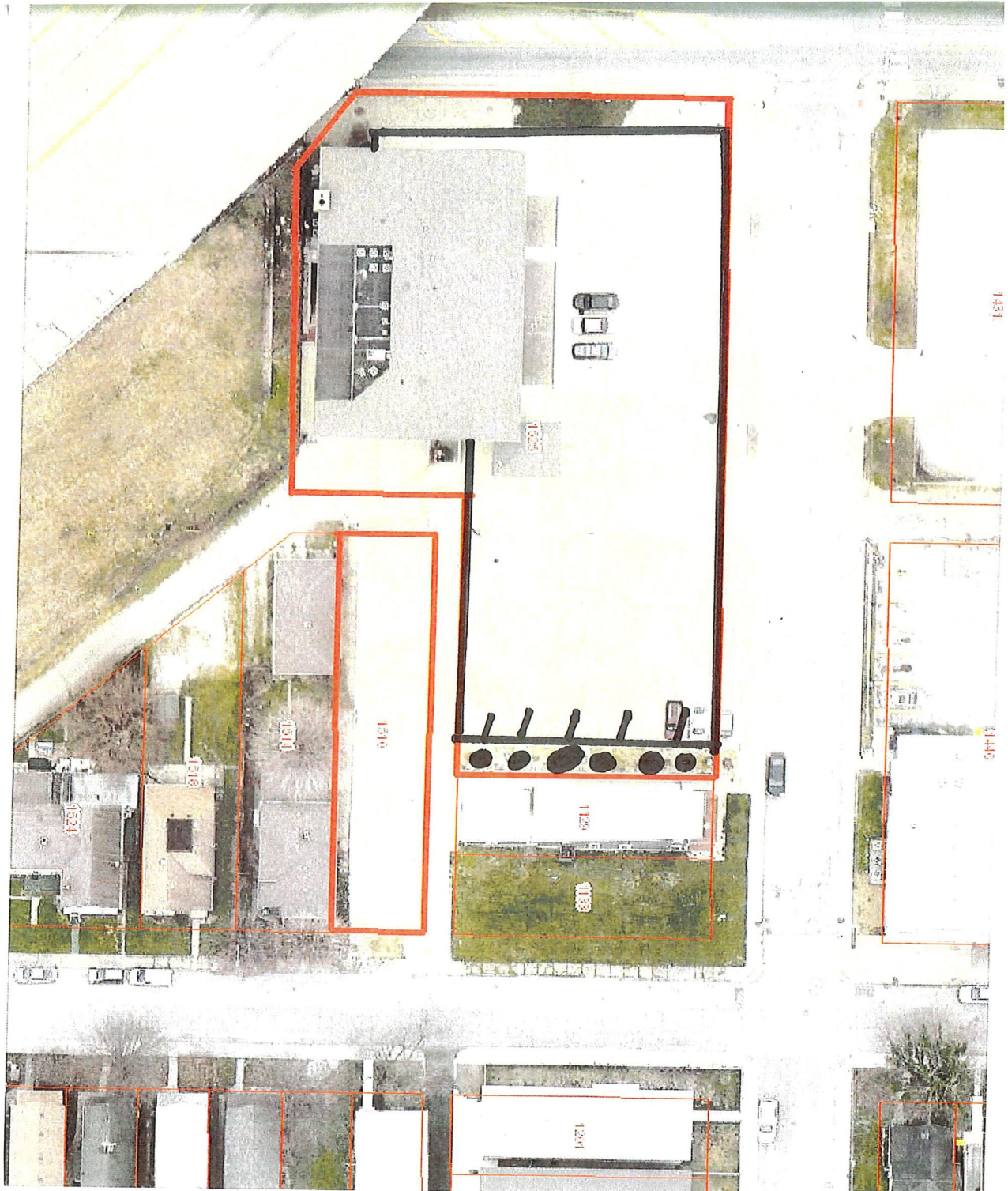
This instrument was prepared by [Signature]

EXHIBIT B

APPROVED

By Genesis Hill at 3:21 pm, Jul 22, 2021

Proposal		Page No. <u>1</u> of <u>1</u> Pages
6125 Southeastern Ave. Indianapolis, IN 46203 DavidQualityFence@yahoo.com QualityFenceCo.net 317-356-9679 Fax 317-356-9680	 RESIDENTIAL • COMMERCIAL	CHAIN LINK WOOD PRIVACY PVC WROUGHT IRON FINANCING AVAILABLE
PROPOSAL SUBMITTED TO Fraternal Order of Police	PHONE (317) 637-1195	DATE 6/30/2021
STREET 1525 Shelby St	JOB NAME Wrought Iron Fence Proposal Revised	
CITY, STATE and ZIP CODE Indianapolis, IN 46203	JOB LOCATION 1525 Shelby St	
ARCHITECT Molly	DATE OF PLANS	JOB PHONE
<p>We Propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:</p> <p style="text-align: right;">dollars (\$ <u>90,891.00</u>).</p> <p>Payment to be made as follows:</p>		
<p><small>All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.</small></p> <p>Authorized Signature _____</p> <p style="text-align: right;">Note: this proposal may be withdrawn by us if not accepted within _____ days.</p>		
<p>We hereby submit specifications and estimates for:</p> <p>Install approx 711ft of 7ft tall Invincible style wrought iron. Also install 2-walk gates and 3-16ft wide cantilever roll gates A portion of project jackhammered through concrete but majority in dirt All posts set in concrete Posts to be 2 1/2 x 2 1/2 in diameter. All rails 1 1/2 x 1 1/2 in diameter. All pickets 3/4 x 3/4 in diameter Gate posts to be 4" in diameter ss40 weight pipe Install 4 nylon roller to each cantilever roll gate Tear out and haul away existing fence on west side of parking lot All material galvanized tubular steel with a black e coat finish Remove and haul away top rail to current chain link fence and install top tension wire. _____ Install 100ft of 6ft tall black PDS privacy slates to current east property line fence Remove and haul away current top rail and install 1 strand of top tension wire to current east property line fence (100ft) Total: \$90,891.00</p> <p>1/2 of the balance down to order materials and schedule the job. Remaining balance paid upon completion</p>		
<p>Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p> <p>Date of Acceptance: _____ Signature _____</p> <p>Signature _____</p>		



SITE PLAN

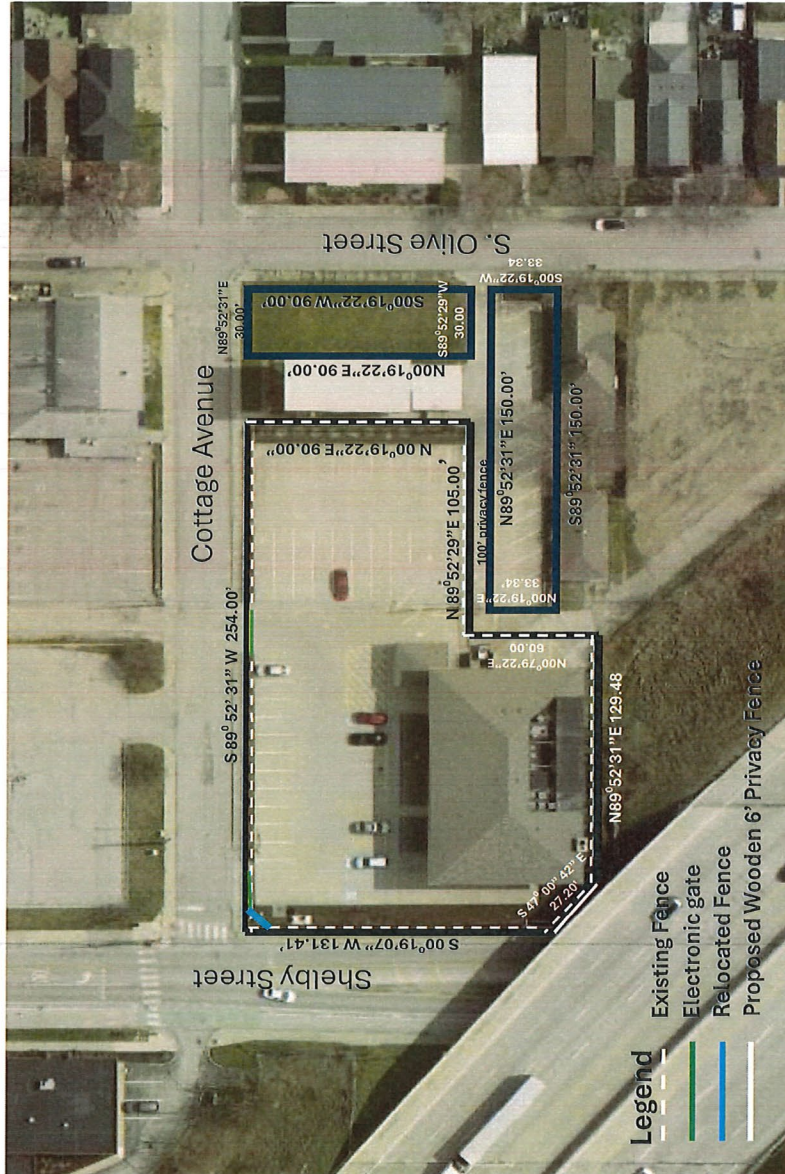


EXHIBIT C - Clear Sight Triangles – March 26, 2025

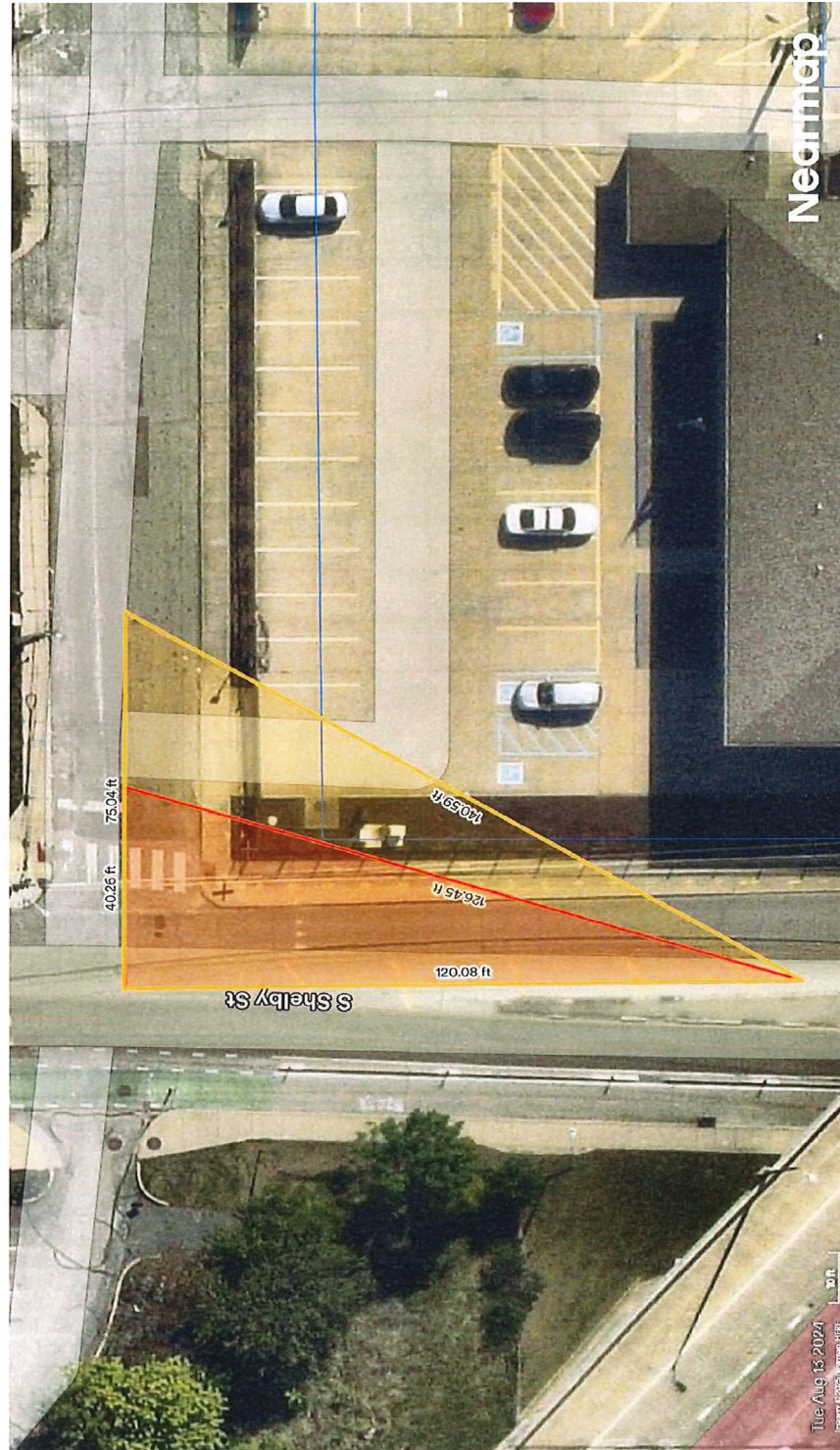
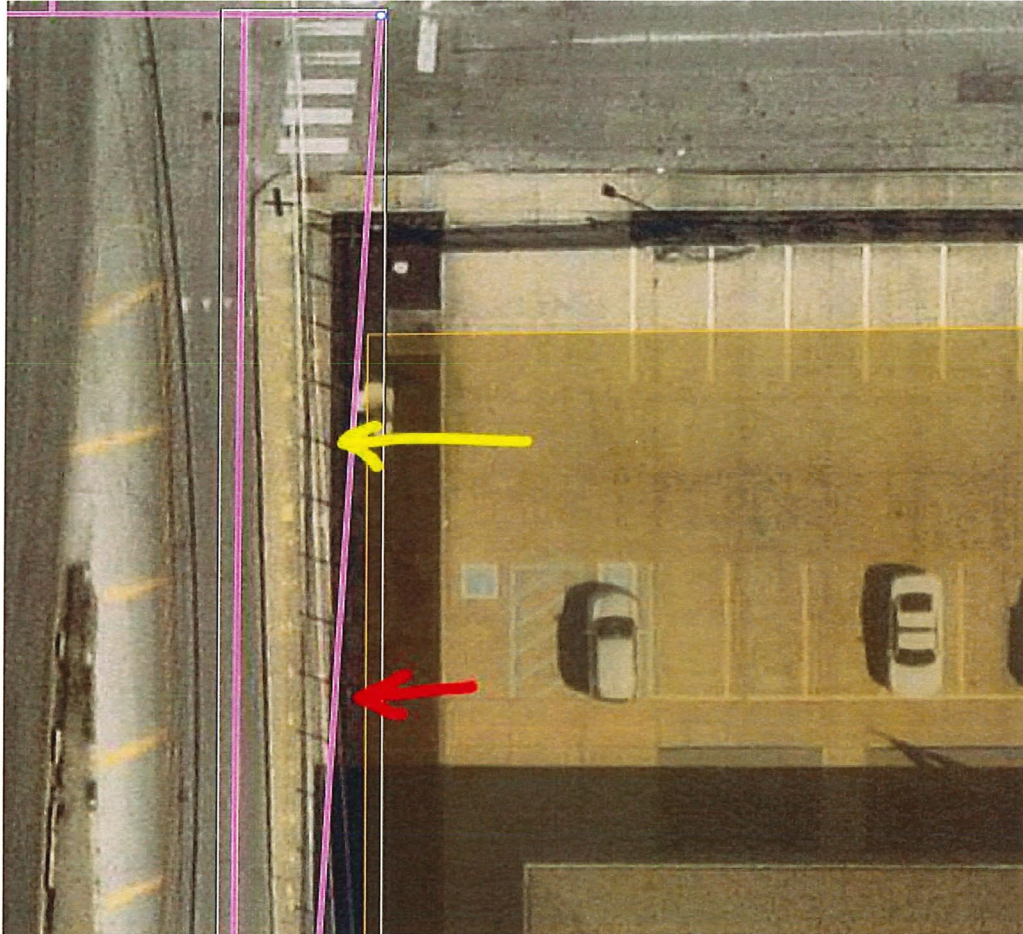


Exhibit D

Traffic Engineer Clear Sight Triangle – April 2, 2025

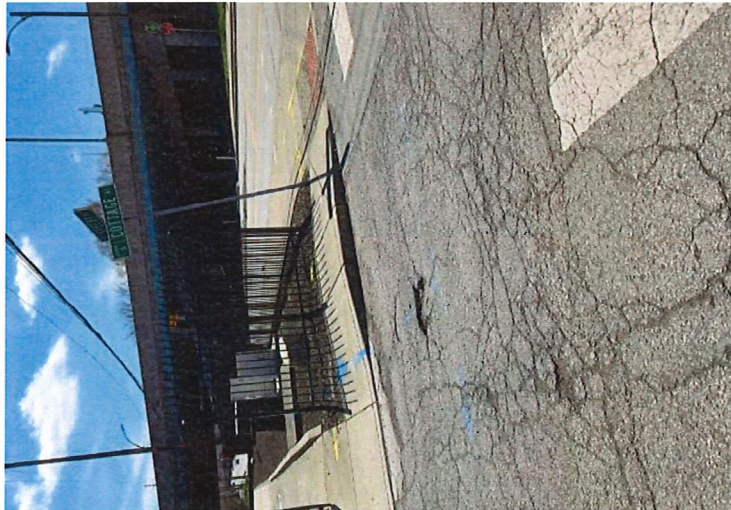


A

Photo Sim of view from Stop Bar on Cottage
looking South with Fence Relocation



Existing view from Stop Bar on Cottage looking South





Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number 202 -CAP-

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division
OF MARION COUNTY, INDIANA

PETITION FOR MODIFICATION OF COMMITMENTS

FINDINGS OF FACT

THE PROPOSED MODIFICATION OF COMMITMENTS IS IN FURTHERANCE OF THE ORIGINAL Rezoning in a SU-34 District FOR WHICH THE COMMITMENTS WERE MADE.

The proposed use of the subject property has not changed. It is important to note that this site is also an emergency operations center. Fencing was installed that differed from ordinance standards, including the 6.5 height and the location at the intersection of Cottage and Shelby. Amendments of the plan are being proposed to that have been vetted with staff as an acceptable and supportable solution, and with the grant of the modification of commitments and the variances will revolve code violations.

DECISION

IT IS THEREFORE the decision of this body that this MODIFICATION petition is APPROVED.

Adopted this _____ day of _____, 20 ____



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS
FINDINGS OF FACT – Height and Location of Fence

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:

The subject property is zoned for SU-34 and developed as the Fraternal Order of Police headquarters, also serving as an emergency operations center. The fence will be relocated to create a clear vision area at the intersection of Cottage Avenue and Shelby Street, and the fence is a wrought iron design with balusters which allows for vision between the balusters. The height is 6 inches over the permitted height and allows for the curved design of the balusters to provide additional security for the facility. There are no issues that would affect the public health, morals or general welfare of the community.

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 sign is designed and maintained as a secure facility. The principals have consulted the two adjacent neighbors regarding the fencing previously committed to, in order to accommodate the improvements to meet their preferences.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE:

The fence height is needed for the additional security "curved baluster top" to detour site infiltration. The fence and gate encroachment of the Shelby and Cottage intersection already provides visibility, but relocating the fence will provide an additional area of clear sight area.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 _____



View looking east along Cottage Avenue



View looking west along Cottage Avenue



View looking south along Shelby Street



View looking south along Shelby Street



View looking north along Shelby Street



View from site looking east



View from site looking southeast



View from site looking west



View of fence looking west



View of fence looking east across intersection of Cottage Avenue and Shelby Street



View of fence looking east across Shelby Street



View of fence looking southwest across intersection of Cottage Avenue and Shelby Street



View of fence looking south across intersection of Cottage Avenue and Shelby Street



View of fence looking south across intersection of Cottage Avenue and Shelby Street



View of fence looking south across intersection of Cottage Avenue and Shelby Street