

NARRATIVE

The Applicants, Clarence Dale and Cheryl Kennedy, own Lot 2 and combined Lots 3 & 4 in Block 4 to the original Plats of the Town of Zionsville. The Applicants seek to place a single family residence on Lots 3 & 4, which will require a Setback Variance if the current property line remains as platted. The Applicants seek to vacate the 16.5' alley between Lots 2 & 3, which upon Vacation will have Lot 2 obtain 8.25' and Lot 3 obtain 8.25'.

The Alley is no longer needed as Lots 2, 3 & 4 access their respective properties from S. Second Street and/or W. Hawthorne Street as may be needed. To the west, an alley of 16.5' exists and will remain providing access from W. Pine Street to W Hawthorne Street.

The Alley Vacation would allow Lots 2 & 3 to be used in a more flexible manner and would allow the Vacated Alley to be placed back on the tax rolls. Both abutting property owners have given their consent to this Vacation.