

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

DECEMBER 29, 2022 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner of the Metropolitan Development Commission of Marion County held public hearings on Thursday, December 29, 2022, at 1:00 P.M. in the Beurt SerVaas Public Assembly Room on the Second Floor of the City-County Building, 200 East Washington Street, Indianapolis, Indiana 46204.

EXPEDITED PETITION:

2022-ZON-132 8205 and 8215 Georgetown Road
Rec. Approval to Pike Township, Council District #1
MDC on 1-18-23 CUP Properties, LLC, by Andi M. Metzel
Rezoning of 5.4 acres from the D-A district to the I-2 district.

CONTINUED PETITIONS:

2022-ZON-119 2525 West 44th Street
Rec. Approval to Washington Township, Council District #8
MDC on 1-18-23 Children's Better Health Institute, a division of the Benjamin Franklin
Literary and Medical Society, Inc, by Timothy E. Ochs
Rezoning of 22.79 acres from the SU-7 district to the SU-2 district to
provide for educational uses.

2022-ZON-126 1401 Indiana Avenue, 1401, 1405, 1409 and 1426 Rembrandt Street
(Amended) Center Township, Council District #11
Rec. Approval to Matchbook Learning Schools of Indiana, Inc., by Joseph D. Calderon
MDC on 1-18-23 Rezoning of 2.17 acres from the D-5 (RC) (W-1) district to the CBD-2 (RC)
(W-1) district.

2022-CZN-863 4437 Clark Drive and 4532 Northeastern Avenue
2022-CVR-863 Franklin Township, Council District #25
Cont'd to 1-12-23 David A. Retherford, Trustee of the Russell E. Flagle Revocable Trust
Without notice Rezoning of 2.05 acres from the D-5 (FF) and C-S (FF) districts to the D-5
(FF) district.
Variance of development standards of the Consolidated Zoning and
Subdivision Ordinance to provide for a lot with zero-feet of street frontage
and lot width (minimum 25 feet of street frontage and 50 feet of lot width
required).

2022-CZN-868 431 South Shortridge Road
2022-CVR-868 Warren Township, Council District #18

Cont'd to 1-26-23 Bhullar Deol Properties, Inc, by David Kingen and Emily Duncan
With notice Rezoning of 2.74 acres from the D-A district to the C-7 district.
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 20-foot south side transitional yard (40 feet required), a zero-foot east yard (10-foot rear yard required), without the required front-yard landscaping (landscaping required).

ASSESSMENT OF BENEFITS:

2022-CVC-856 6102 Carvel Avenue
Cont'd to 2-23-23 Washington Township, Council District #2
Without notice Buckingham Companies, by Mike Timko
Vacation of a fourteen-foot wide portion of Carvel Avenue, along the western edge of said right-of-way, from the northwest corner of the intersection of 61st Street and Carvel Avenue, north 280.70 feet.

NOT ON 12-29-22 DOCKET

Granted a continuance for cause at 12/1/2022 hearing to 12/29/2022.

Granted a further continuance for cause at 12/15/2022 hearing to 2/9/2023, with notice.

2022-CZN-867 5400 and 5430 Greenfield Avenue and 400 Burgess Avenue
2022-CVC-867 Warren Township, Council District #12
Baldeep Baidwan by David Kingen and Emily Duncan
Rezoning of 2.71 acres from the D-5 district to the D-7 district to provide for multi-family development.
Vacation of a portion of Greenfield Avenue, ranging from 25 feet wide to 50 feet wide, from the southwest corner of Lot 65 in Witz and Spannuth's Addition, southeast 451.54 feet to the southeast corner of Lot 49 in said subdivision,
Vacation of a portion of Elm Avenue, ranging from 25 feet to 50 feet wide, from the northeast corner of Lot 59 in Witz and Spannuth's Addition, south 528.79 feet to the southeast corner of Lot 61 in said subdivision,
Vacation of the first east-west alley north of Greenfield Avenue, being 15 feet in width, from the southeast corner of Lot 59 in Witz and Spannuth's Addition, west 40.50 feet, to the northwest corner of Lot 61 in said subdivision,
Vacation of the first east-west alley north of Greenfield Avenue, being 15 feet in width, from the southwest corner of Lot 53 in Witz and Spannuth's Addition, east 182.20 feet, to the northeast corner of Lot 49 in said subdivision, all with a waiver of the Assessment of Benefits.

The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at dmdpubliccomments@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.