

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

FEBRUARY 23, 2023 - HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **February 23, 2023**, at 1:00 PM in the Public Assembly Room on the 2nd Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN on the following petitions:

EXPEDITED PETITIONS:

2023-MOD-002 Rec. Approval to MDC on 3-15-23	2060 Yandes Street Center Township, Council District #17, Zoned D-P Onyx + East, LLC, by Michael Rabinowitch Modification of the Development Statement related to 2021-ZON-104, to allow for residential housing with a property management firm responsible for exterior maintenance (previous Development Statement required home ownership with maintenance provided by a Home Owner's Association).
2022-MOD-021 Rec. Approval to MDC on 3-15-23	3125 North German Church Road Warren Township, Council District #14, Zoned D-5II Davis Building Group, LLC, by Elizabeth Bentz Williams Modification of Commitments related to 2021-ZON-046 to modify Commitment #15 to allow the HOA governing documents to permit rented or leased dwellings (previous commitment required dwellings to be owner-occupied for a period of one year before they could be rented or leased) and to remove the requirement for trash receptacle enclosure provisions in the HOA governing documents.

CONTINUED PETITIONS:

2022-ZON-078 WITHDRAWN	8965 Rockville Road Wayne Township, Council District #15 Vu Tran, by Pat Rooney Rezoning of 0.57 acre from the D-2 district to the C-3 district to provide for retail uses.
2022-ZON-092 2022-VAR-010 (Amended) Cont'd to 3-23-23 Without notice	3301 North Raceway Road Wayne Township, Council District #6 Sammy and Annie Dotlich, by Joseph D. Calderon Rezoning of 3.75 acres from the D-4 district to the I-1 district to legally establish a commercial/building contractor. Variance of development standards to provide for outdoor storage in excess of 25% of enclosed buildings and within 500 feet of a protected

2022-CZN-868 2022-CVR-868 (Amended) Cont'd to 4-13-23 Without notice	<p>district (outdoor storage limited to 25% of enclosed buildings, not permitted within 500 feet of a protected district).</p> <p>431 South Shortridge Road</p> <p>Warren Township, Council District #18</p> <p>Bhullar Deol Properties, Inc, by David Kingen and Emily Duncan</p> <p>Rezoning of 2.74 acres from the D-A district to the C-S district to provide for truck fleet services, an event center and C-1 uses with exceptions. Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot east yard (10-foot rear yard required), and without the required front-yard landscaping (landscaping required).</p>
2022-CZN-871 2022-CPL-871 (Amended) Cont'd to 3-9-23 Without notice	<p>4901 West 56th Street</p> <p>Pike Township, Council District #8</p> <p>Dove Asset Partners, by Elizabeth Bentz Williams</p> <p>Rezoning of 14.53 acres from the SU-5 district to the C-S district to provide for a mini-warehouse (self-storage) facility with outdoor storage of vehicles and recreational vehicles and wireless/radio communication towers.</p> <p>Approval of a Subdivision Plat to be known as AAA Development and Consulting, LLC Minor Plat, dividing 14.53 acres into two lots.</p>
2022-CZN-872 2022-CVR-872 Rec. Approval to MDC on 3-15-23	<p>4822 East Edgewood Avenue and 5820 South Emerson Avenue</p> <p>Perry Township, Council District #24</p> <p>IN Indianapolis Emerson, LLC, by Joseph Calderon</p> <p>Rezoning of 21.232 acres from the D-A, C-1 and C-3 districts to the D-6 district to provide for single-family attached dwellings (townhomes) and multi-family residential development.</p> <p>Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building height of 49.5 feet (maximum 45 feet permitted) and a minimum livability ratio of 1.33 (1.80 required).</p>
2022-CZN-876 2022-CVR-876 2022-CVC-876 (Amended) Cont'd to 4-13-23 Without notice	<p>1507 & 1517 West Vermont Street and 333 Koehne Street</p> <p>Center Township, Council District #16</p> <p>Own It Enterprise, LLC, by David Kingen and Emily Duncan</p> <p>Rezoning of 0.62-acre from the D-8 (RC) district to the CBD-2 (RC) district.</p> <p>Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for side and rear yard setbacks of zero feet when abutting an alley (minimum ten-foot required), to legally establish a zero-foot front setback for vehicle areas (minimum eight-foot required), and for 31 off-street parking spaces (maximum of 23 off-street parking spaces permitted).</p> <p>Vacation of the first alley east of Koehne Street, being 12 feet in width, from the south right-of-way line of Vermont Street, being the northeast corner of Lot 47 in Lentz Heirs Addition, Recorded in Plat Book 11, Page 69 in the Office of the Recorder of Marion County, Indiana, south a</p>

distance of 109 feet to the southeast corner of Lot 45 in said subdivision, with a waiver of the assessment of benefits.
Vacation of an irregular portion of White River Parkway West Drive located at the southwest intersection of Vermont Street and White River Parkway West Drive totaling 0.12 acres, with a waiver of the assessment of benefits.

NEW PETITIONS:

2023-ZON-004 Cont'd to 3-23-23 Without notice	5680 Eden Village Drive Pike Township, Council District #8 Olanrewaju Ahmeed Azeez Rezoning of 1.55 acres from the C-S district to the D-6 district to allow for a single-family attached residential development.
2023-ZON-005 Rec. Approval to MDC on 3-15-23	1405 Deloss Street Center Township, Council District #17 K&D Epic Holdings, LLC, by Peter Gundy Rezoning of 0.08 acre from the I-2 district to the D-8 district to provide for a single-family dwelling.

ASSESSMENT OF BENEFITS:

2022-CVC-856 Cont'd to 3-23-23 Without notice	6102 Carvel Avenue Washington Township, Council District #2 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 61 st Street and Carvel Avenue, north 280.70 feet.
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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.