

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

HEARING EXAMINER

**OCTOBER 12, 2023 – HEARING RESULTS**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **October 12, 2023**, at 1:00 PM in the Public Assembly Room on the 2<sup>nd</sup> Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN on the following petitions:\*

**PETITIONS EXPEDITED:**

**2023-APP-027 | 739 North Traub Avenue | Recommended Approval subject to conditions in the Staff Report; MDC November 1, 2023**

Center Township, Council District #11

PK-1

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool

Park District One Approval to provide for playground equipment, ball courts, a shelter and other park improvements.

**2023-APP-028 | 2424 (2360) Dr Martin Luther King Jr Street | Recommended Approval; MDC November 1, 2023**

Center Township, Council District #11

PK-1 (W-1) (W-5)

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool

Park District One Approval to provide for playground equipment, game courts, a pavilion and other park improvements.

**2023-MOD-016 (Amended) | 12676 Shorevista Drive | Recommended Approval subject to two Commitments in the Staff Report; MDC November 1, 2023**

Lawrence Township, Council District #5

D-P (FF)

Andrew Schenck, by David Gilman

Modification of the development statement for 90-Z-110 for Lot 279 of Admiral's Bay, Section Six, to provide for a boathouse with a zero-foot rear setback protruding approximately nine feet into Geist Reservoir (minimum 20-foot rear setback or 788.4 feet above mean sea level, whichever is greater, no covered boat docks permitted and may not protrude into the Reservoir).

**2023-ZON-074 (Amended) | 2013 Southeastern Avenue | Recommended Approval subject to the two Commitments in the Staff Report; MDC November 1, 2023**

Center Township, Council District #12

Omar Hasan, by Mark and Kim Crouch

Rezoning of 0.22 acre from the C-1 district to the D-8 district to provide for two duplexes / townhome development.

**2023-ZON-079 (Amended) | 2153 North Arsenal Avenue | Recommended Approval subject to the Commitment in the Staff Report; MDC November 1, 2023**

Center Township, Council District #17

Greater Joshua Missionary Baptist Church, by Kevin Thomas

Rezoning of 0.634 acre from the I-3 district to the SU-1 district to provide for religious uses.

**2023-ZON-088 | 8815 and 8817 Haverstick Road | Recommended Approval subject to Commitments 1 & 2 and 3 (after modification of Commitment 3 as stated during hearing on October 12, 2023) in the Staff Report; MDC November 1, 2023**

Washington Township, Council District #2

Roman Catholic Archdiocese of Indianapolis, Inc. as trustee for Our Lady of Peace Cemetery, by Paul Carroll

Rezoning of 2.99 acres from the D-A district to the SU-10 district to provide for cemetery uses.

**2023-ZON-089 | 2918 Jackson Street | Recommended Approval subject to a Commitment of no more than 5 units on the site and agreeing to the dedication of ROW commitment in the Staff Report; MDC November 1, 2023**

Wayne Township, Council District #16

Hi-Tone Ventures, LLC, by Anthony Morman

Rezoning of 0.23 acre from the D-5 (TOD) district to the D-8 (TOD) district to provide for a small apartment use.

**2023-ZON-092 | 2701 North College Avenue | Recommended Approval; MDC November 1, 2023**

Center Township, Council District #17

JBCC Holdings, LLC, by John Cross

Rezoning of 0.15 acre from the C-3 district to the MU-2 district to provide for mixed-use development.

**2023-CZN-847 / 2023-CAP-847 / 2023-CVC-847 | 4175 and 4225 West Washington Street | Recommended Approval of 2023-CZN-847 & 2023-CAP-847; MDC November 1, 2023. Approved 2023-CVC-847 and adopted the Findings of Fact**

Wayne Township, Council District #22

Department of Parks and Recreation, by Kate Warpool

Rezoning of 2.11 acres from the C-5 (TOD) and SU-2 (TOD) districts to the PK-1 (TOD) district to provide for park uses.

Park District One approval to provide for a new playground, parking area, game courts, shelters and other park improvements.

Vacation of Roena Street, being 50 feet in width, from the south right-of-way line of Washington Street, south 210.37 feet to the north right-of-way line of Oliver Street, with a waiver of the assessment of benefits.

**2023-CZN-853 / 2023-CVR-853 | 2029 Massachusetts Avenue | Recommended Approval of 2023-CZN-853; MDC November 1, 2023. Approved 2023-CVR-853 and adopted the Findings of Fact.**

Center Township, Council District #17

Shanea Howell, by Sarah Walters

Rezoning of 0.14 acre from the C-3 district to the D-8 district.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to a single-family dwelling with a two-foot west side setback (five feet required) and a six-foot corner east side setback (eight feet required).

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**2023-ZON-057 | 6801 and 6921 Mills Road and 6912 Camby Road | **Granted Continuance to December 14, 2023****

Decatur Township, Council District #20  
Arbor Homes, by Caitlin Dopher

Rezoning of 106.721 acres from the D-A district to the D-4 district to provide for residential development.

**2023-ZON-061 | 5201 South Harding Street | **Acknowledged Withdrawal of Petition****

Perry Township, Council District #20  
Gurdeep Singh, by Pat Rooney

Rezoning of 0.75 acre from the I-2 and D-A districts to the C-7 district to provide for truck repair.

**2023-ZON-082 | 1102 and 1138 Roosevelt Avenue | **Granted Continuance to October 26, 2023****

Center Township, Council District #17  
Roosevelt Landsite, LLC, by Russell L. Brown

Rezoning of 6.60 acres from the I-4 district to the C-S district to provide for a mixed-use development including multi-family dwellings, neighborhood retail uses and a parking garage.

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**2023-APP-029 | 1017 Udell Street | **Granted Continuance to October 26, 2023****

Center Township, Council District #11  
PK-1  
City of Indianapolis, Department of Parks and Recreation, by Kate Warpool

Park District One Approval to provide for playground equipment and other park improvements.

**2023-ZON-091 | 9371 Zionsville Road (8902 Zionsville Road) | **After a Public Hearing, Recommended Denial to MDC November 1, 2023****

Pike Township, Council District #1  
Callaway Group, LLC, by Marc Menkveld

Rezoning of 1.061 acres from the SU-39 district to the I-4 district to provide for heavy industrial uses.

**2023-CVR-854 / 2023-CPL-854 | 7805 West 96th Street | **Granted Continuance to November 16, 2023, with additional Notice****

Pike Township, Council District #1

D-A (FW) (FF)

Marilyn B. and Paul J. Knapp, by Pat Rooney

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-acre lot with zero-feet of public street frontage (125 feet required) and 226.33-foot lot width (250 feet required).

Approval of a Subdivision Plat to be known as Knapp Acres, dividing 50.15 acres into two lots.

**2023-CVR-855 / 2023-CPL-855 | 3702 East 32nd Street | **Granted Continuance to November 9, 2023****

Center Township, Council District #17

D-5

ABA N Play, LLC, by Jynell D. Berkshire

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a lot with a 20.45-foot lot width (minimum 60-foot lot width required).

Approval of a Subdivision Plat to be known as Replat Lot L McGillard Carpenter & Field's Brightwood Addition, subdividing 5.07 acres into seven lots to be developed with six duplexes.

**2023-CAP-856 / 2023-CVR-856 | 6333 and 6345 West Thompson Road | **Acknowledged Automatic Continuance (filed by Neighborhood Organization) to November 9, 2023****

Decatur Township, Council District #20

C-1

Derrick S. Emmons & Sue Ann Emmons and Kentucky Avenue Holdings, LLC, by William T. Niemier

Modification of Commitments, related to 2003-ZON-119, to modify Commitments #1, #2 and #6 to allow for a painting business and truck rental business (previous commitments prohibited trucks heavier than a one-ton truck, limited the number of trucks parking overnight to one, and limited the permitted uses to C-1 uses).

Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish a painting business and a truck rental business (not permitted).

**2023-CZN-857 / 2023-CVR-857 / 2023-CPL-857 | 436-444 Spruce Street and 1441 Deloss Street | **Granted Continuance to October 26, 2023 to allow time for published Notice****

Center Township, Council District #17

Structure Midwest, LLC, by Russell L. Brown and Elizabeth Bentz Williams

Rezoning of 0.25 acre from the I-2 district to the D-8 district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-family development with direct vehicular access to Deloss Street (not permitted).

Approval of a Subdivision Plat to be known as Baker Midwest, Minor Plat, combining three platted lots (four tax parcels) into One Lot with a waiver of the Subdivision Regulations to allow for access to Deloss Street (exclusive alley access required).

\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis-in.municodemeetings.com/DMDmeetings>. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto: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.