

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

NOVEMBER 9, 2023

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County will hold public hearings on Thursday, **November 9, 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:*

PETITIONS TO BE EXPEDITED:

To be determined

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2023-CVR-855 / 2023-CPL-855 | 3702 East 32nd Street

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

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).

PETITIONS FOR PUBLIC HEARING (New Petitions):

2023-CZN-859 / 2023-CVR-859 / 2023-CPL-859 | 3838 East 46th Street

Washington Township, Council District #9

Habitat for Humanity of Greater Indianapolis, Inc., by Chris Barnett

Rezoning of 4.22 acres from the SU-1 (FW) (FF) to the D-5 (FW) (FF) district to provide for residential uses.

Variance of Development Standards to provide for an access drive extending 34-feet into the Stream Protection Corridor of Devon Creek for a maximum length of 107 feet (100-foot Stream Protection Corridor Required) and a 68-foot front setback along 46th Street for property address 3860 East 46th Street (front building line range of 20 to 50 feet required).

Approval of a Subdivision Plat, to be known as Devon Creek, dividing 4.22-acres into ten single-family detached lots and one common area, with a waiver of the sidewalk requirement along a 65-foot segment of Millersville Road.

*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. 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.