

From: nugentbw@cs.com
To: [York, Jeffrey D.](#)
Subject: Re: 419 Ohio St; CVR-848; CZN-848;CVC848
Date: Wednesday, April 26, 2023 1:37:18 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Thanks Mr. York, looks like I will be moving.

-----Original Message-----

From: York, Jeffrey D. <Jeffrey.York@indy.gov>
To: nugentbw@cs.com <nugentbw@cs.com>
Cc: Rabinowitch, Michael <misha.rabinowitch@dinsmore.com>
Sent: Tue, Apr 25, 2023 12:29 pm
Subject: RE: 419 Ohio St; CVR-848; CZN-848;CVC848

Hi Mr. Nugent,

The petitioner will be requesting a continuance of the case to the May 25, 2023 hearing.

The petitioner has submitted a conceptual plan (attached), that indicates that a multi-story residential building would be the potential development on the property west of the gas station. The gas station would not be removed, per the proposed plan.

I have copied the petitioner's representative, Michael Rabinowitch, on this reply.

Thank you,

Jeffrey York | Principal Planner - Regional Center
Division of Current Planning
Department of Metropolitan Development | City of Indianapolis
jeffrey.york@indy.gov | 317-327-5847 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Public comments: DMDpubliccomments@indy.gov

Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>



From: nugentbw@cs.com <nugentbw@cs.com>
Sent: Tuesday, April 25, 2023 2:59 PM
To: York, Jeffrey D. <Jeffrey.York@indy.gov>
Subject: 419 Ohio St; CVR-848; CZN-848;CVC848

From: nugentbw@cs.com
To: Jeffrey.york@indy.gov
Sent: Tue, Apr 25, 2023 11:49 am

Hi Mr. York,

I am out of town and will not be able to attend this week's hearing. My question is where the planning of the proposed apartment building stands? Specifically if they still plan to build over the gas station, which seems dangerous and, frankly, insane. My interest is also selfish: I would just like to get one night's decent sleep. That is currently impossible with all the homeless, chaos, noise, loud music, motorcycles, drug deals, and, last weekend public sex in the alley. The gas station is a public nuisance.

Thanks for any information you can share.

Bruce Nugent
450 E Ohio St Apt 302, Indpls, 46204
Nugentbw@cs.com
616-293-4639

Whitaker, Nancy G.

From: Clarke Kahlo <ckahlo@toast.net>
Sent: Friday, April 28, 2023 11:56 AM
To: York, Jeffrey D.
Cc: DMDpubliccomments
Subject: 2022-CVC-848 petitioning for historic alley vacation
Attachments: RV-- 20 pound granite blocks used to pave Indy's historic streets.jpg

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Hello Mr. York.

I'm in support of staff's recommendation of denial for the requested alley vacation due to no showing of meeting the public interest requirement.

In fact, there are good reasons -- historic preservation, community amenity, scenic quality -- to retain this alley in public ownership rather than gifting it to a private developer, as petitioned.

The staff report refers to the pavers as "brick". But they aren't bricks-- they're larger solid granite pavers which weigh nearly 20 pounds each. They are hand-hewn and beautiful. They were mined and sculpted somewhere in "granite country" and transported here by rail and installed by hand. The Historic Preservation Commission staff likely has information about the history and source of these blocks. See attached photo.

Last year, the DPW announced plans to completely reconstruct the brick surfaces and underlying foundation of Monument Circle which was bricked, I believe in the mid-1980s. These remaining historic granite block streets and alleys, part of our heritage and the public commons, have endured and served for at least 100 years. We should be protecting them rather than giving them away, as the petitioner requests.

Clarke Kahlo

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"STAFF REPORT Department of Metropolitan Development Division of Planning Current Planning Section Case Number: 2022-CZN-848 / 2022-CVC-848 / 2022-CVR-848 (Amended) Address: 419 and 441 East Ohio Street, 424 East Wabash Street, and 124 and 132 North East Street (Approximate Addresses) Location: Center Township, Council District #17 Petitioner: Moe's, LLC / Feroze and Sons, LLC, by Michael Rabinowitch Request: Rezoning of 0.35 acre from the I-3 (RC) district to the CBD-2 (RC) district. Vacation of the first north-south alley west of East Street, being twelve feet in width, from the south right-of-way line of Ohio Street, south 195 feet to the north right-of-way line of Wabash Street, with a waiver of the assessment of benefits. Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for encroachments into the clear-sight triangles of the abutting streets and alleys."



