

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

HEARING EXAMINER

**AUGUST 24, 2023**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County will hold public hearings on Thursday, **August 24, 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 TO BE EXPEDITED:**

**To be determined**

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

**2022-CZN-867 (Amended) | 5400 and 5430 Greenfield Avenue and 400 Burgess Avenue**

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-8 district to provide for residential development.

**2023-APP-020 | 8260 Naab Road**

Washington Township, Council District #1

HD-2

SPT Ivey 8260 Naab MOB, by Doug Staley

Hospital District - Two Approval to provide for one wall sign.

**2023-APP-021 | 8091 Township Line Road**

Washington Township, Council District #1

HD-1/HD-2

Paragon Dream I, LLC, by Doug Staley

Hospital District-One and Two Approval to provide for one wall sign.

**2023-MOD-009 | 4375 Kentucky Avenue**

Decatur Township, Council District #22

C-S

Five Star Oil, Inc., by Garrett E. Lawton

Modification of the Commitments related to 2019-ZON-053 to extend the deadline for the completion of all commitments to September 30, 2023 (previous commitments required completion by several dates in 2020).

**2023-MOD-014 | 6011 Copeland Mills Drive**

Decatur Township, Council District #20

D-3

Jesse Cook

Modification of the Commitments related to petition 97-Z-30 to modify Commitment #20 to allow for a privacy fence along the property boundary (current commitment limits privacy fencing to being used in conjunction with a porch, patio, deck, terrace or pool, it must be located within fifteen feet of said structure and shall not encroach into the required building setbacks).

**2023-ZON-004 | 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-042 | 3002 South Arlington Avenue**

Franklin Township, Council District #18

Vishavdeep Singh Cheema, by David Gilman

Rezoning of 5.52 acres from the D-A district to the I-2 district to provide for light industrial uses.

**2023-CZN-828 / 2023-CVR-828 (Amended) | 3416, 3420 and 3520 South Post Road**

Franklin Township, Council District #18

Quicktrip Corporation, by J. Murray Clark

Rezoning of 12.269 acres from the C-S and C-7 districts to the C-7 district to provide for a truck stop.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for no street trees along the northern portion of the Post Road frontage (street trees required), no planting beds/shrubs along the entire Post Road frontage (landscaping required), three parking lot trees (17 required), to provide for a 50-foot tall, 391-square-foot pole sign (maximum 20-foot tall, 300 square foot pole sign permitted), to provide for a 23-foot tall, 109-square-foot freestanding incidental sign (maximum eight-foot tall, 32 square feet permitted) and to provide for a truck stop located within 425 feet of a protected district (500-foot separation required).

**2023-CVR-832 / 2023-CPL-832 | 2144 East 12th Street**

Center Township, Council District #17

D-5

Bybee Holdings LLC, by Jynell D. Berkshire

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the subdivision of a 5,700 square foot lot into two lots, with:

a) Lot One containing an area of 2,742 square feet (minimum 5,000 square feet of lot area required);

b) Lot Two containing an area of 2,968 square feet and a lot width of 27.82 feet (40-foot lot width required);

And the construction of a single-family dwelling on each lot, with:

- c) The dwelling on Lot One having a 1.8-foot front yard setback from Jefferson Avenue and a five-foot rear yard setback (minimum 10-foot front setback, 20-foot rear yard setback required); and
- d) The dwelling on Lot Two having a 5.1-foot rear yard setback.

Approval of a Subdivision Plat to be known as Bybee's 12th Street Addition, a replat of Lot 18 in Joseph A. Moore's Addition, subdividing 0.14 acre into two lots.

**2023-CZN-834 / 2023-CVR-834 / 2023-CPL-834 | 4202 East 10th Street and 1009 Gladstone Avenue**

Center Township, Council District #12  
Mountain Goat Properties, LLC, by Pat Rooney

Rezoning of 0.134 acre from the C-4 district to the D-5II district.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a 2.8-foot front yard setback (10-19.9-foot required), a two-foot side setback (three-foot required) and a 0.4-foot rear setback (fifteen feet required) for proposed Lot 5A.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot corner side setback (eight feet required) for proposed Lot 5B.

Approval of a Subdivision Plat, to be known as 10th St and Gladstone Ave Addition, dividing 0.134 acre into two lots.

**2023-CZN-835 / 2023-CVR-835 | 1100, 1106, 1110, 1114, 1118 and 1122 English Avenue**

Center Township, Council District #12  
Lexington Place, LLC / LP 2, LLC, by Luke Burrow

Rezoning of 0.54 acre from the C-1 and C-5 districts to the D-8 district.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for six, three-story, single-family dwellings (maximum 2.5-story dwellings permitted), a five-foot corner west side setback for 1100 English Avenue (eight feet required), and to provide for encroachment into the clear-sight triangle for 1100 and 1106 English Avenue.

**2023-CVC-837 | 217 West 10th Street and 916, 918 & 922 North Capitol Avenue**

Center Township, Council District #11  
MTP – 922 North Capitol Ave, LLC, by Joseph D. Calderon

Vacation of Roanoke Street, being 30 feet in width, from the south right-of-way line of 10th Street, south 253.10 feet.

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

**2023-APP-023 (Amended) | 310 West 42nd Street**

Washington Township, Council District #7  
PK-1  
Indy Parks, by Ben Jackson

Park District One Approval to provide a new spray ground.

**2023-ZON-072 | 2143 and 2145 South Emerson Avenue**

Warren Township, Council District #18

Tropical Island, LLC, by David Kingen

Rezoning of 0.94 acre from the D-3 and SU-18 districts to the D-4 district to provide for residential uses.

**2023-ZON-073 | 8300 Camby Road**

Decatur Township, Council District #20

Second Circle Investments, LLC, by Andrew Rossell

Rezoning of 2.67 acres from the C-1 district to the C-3 district to provide for neighborhood commercial uses.

**2023-CVR-841 / 2023-CPL-841 | 420 East 49th Street**

Washington Township, Council District #7

Sami Abu-Rumman and Lamese Hasan, by Jynell D. Berkshire

D-4

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 35-foot wide, 5,265-square foot lot and a 45-foot wide, 6,770-square foot lot (minimum 60-foot wide, 7,200-square foot lot required).

Approval of a Subdivision Plat, to be known as Awakenings at 49th Street (a replat of Lot 16 in Arthur V. Brown's East Meridian Heights Addition), subdividing 0.28 acre into two lots.

**2023-CZN-842 / 2023-CVR-842 | 2601 East New York Street and 239 North Temple Avenue**

Center Township, Council District #17

Englewood Community Development Corporation, by Joseph D. Calderon

Rezoning of 0.76 acre from the MU-1 district to the D-8 district.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for rowhouses with 16-foot lot widths (20 feet 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.