

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

SEPTEMBER 28, 2023 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **September 28, 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 EXPEDITED:

2023-ZON-078 | 4021 West 71st Street | Recommended Approval, subject to Commitments, to MDC October 18, 2023

Pike Township, Council District #7
Turner Adventures, LLC, by Rebekah Phillips

Rezoning of 0.53 acre from the C-1 district to the I-1 district to provide for a commercial contractor.

2023-ZON-084 | 5640 East 38th Street (3800 Block of Audubon Road) | Recommended Approval to MDC October 18, 2023

Lawrence Township, Council District #13
Jeff Hasser

Rezoning of 0.47 acre from the SU-1 district to the D-5 district to provide for single-family detached dwellings.

2023-CVR-832 / 2023-CPL-832 (2nd Amended) | 2144 East 12th Street | After amending 2023-CVR-832 to remove the manufactured home request, Recommended Approval of 2023-CVR-832 and adopted the Findings of Fact. Approved 2023-CPL-832 and adopted the eleven conditions in the Staff Report.

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 ~~being a manufactured home less than 25 feet wide (not permitted), and~~ having a five-foot rear yard setback (20-foot rear yard setback required), and
- d) ~~The dwelling on~~ Lot Two having a 5.1-foot rear yard setback (20-foot rear yard setback required).

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-839 (Amended) | 802 South West Street | Recommended Approval to MDC October 18, 2023

Center Township, Council District #16
McCarty West Associates, LLC, by Hannah Able

Rezoning of 0.25 acres from the I-4 (RC) district to the CBD-2 (RC) district to provide for multi-family dwelling uses.

2023-CVR-849 / 2023-CPL-849 | 1111 North Hamilton Avenue | Approved 2023-CVR-849 subject to the site plan and Adopted the Findings of Fact. Approved 2023-CPL-849 subject to the eleven conditions in the Staff Report.

Center Township, Council District #17
D-5

Jennifer Serviss White and Marshall White, by Adam Dehart

Variance of Development Standards to legally establish and provide for the subdivision of a duplex on a 40-foot wide, 6,100-square foot lot (minimum 60-foot wide, 7,200-square foot lot required).

Approval of a Subdivision Plat, to be known as Replat of Lot 44 in Clifford Place, dividing 0.14-acre into two single-family attached lots.

2023-CZN-851 / 2023-CVR-851 | 8333 Masters Road | Recommended Approval of 2023-CZN-851, subject to Commitments, to MDC October 18, 2023. Approved 2023-CVR-851 subject to the site plan and Adopted the Findings of Fact.

Lawrence Township, Council District #3
Wurster Construction Co., Inc., by Brian J. Tuohy

Rezoning of 2.03 acres from the C-1 and C-S districts to the I-2 district to provide for a commercial and building contractor.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 8,000-square feet of outdoor storage (maximum 3,000-square feet or 25% of the total gross floor area of the building permitted), located 200 feet from a protected district (500-foot separation required) with an eight-foot rear yard setback (30-foot rear setback required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2023-MOD-009 (Amended) | 4375 Kentucky Avenue | After a Public Hearing, Recommended Denial to the MDC October 18, 2023

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 March 31, 2024 (previous commitments required completion by several dates in 2020).

2023-ZON-004 | 5680 Eden Village Drive | Granted a last Continuance to October 26, 2023

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-068 | 510 and 555 Fairfield Avenue | Granted Continuance to October 26, 2023, with initial Notice

Center Township, Council District #9
GDR Equity, LLC / Arnold Meyere Group, LLC, by David Kingen

Rezoning of 1.08 acres from the D-5 district to the C-3 district to provide for neighborhood commercial uses.

2023-ZON-070 | 456 South Emerson Avenue | Granted Continuance to October 26, 2023

Center Township, Council District #12
Marjorie Armour & Shane Brothers, by David Kingen

Rezoning of 0.42 acre from the D-5 district to the C-4 district to provide for commercial uses.

2023-ZON-073 | 8300 Camby Road | After a Public Hearing, Recommended Approval, subject to the thirteen Commitments, to MDC October 18, 2023

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-ZON-082 | 1102 and 1138 Roosevelt Avenue | Granted Continuance to October 12, 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.

2023-ZON-083 | 2991 East Troy Avenue | After a Public Hearing, Recommended Approval, subject to a Commitment regarding the Plans of Operation, to the MDC October 18, 2023

Perry Township, Council District #21
Timothy Agee d/b/a The Sanctuary, Inc., by Greg Ilko

Rezoning of 2.3 acres from the D-5 district to the SU-7 district to provide for a food pantry ministry.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2023-APP-027 | 739 North Traub Avenue | Granted Continuance to October 12, 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-ZON-085 | 6531 East 34th Street | **Granted Continuance to October 26, 2023**

Warren Township, Council District #13

Ben Singh Bashal

Rezoning of one acre from the D-3 district to the I-2 district to provide for light industrial uses.

2023-ZON-086 | 6185, 6421, 6423 and 6441 East 34th Street | **Granted Continuance to October 26, 2023**

Warren Township, Council District #13

Ben Singh Bashal

Rezoning of 4.3 acres from the D-3 and C-S districts to the I-3 district to provide for truck/trailer parking and repair.

2023-ZON-087 (Amended) | 6621 East 82nd Street (6633, 6637 and 6641 East 82nd Street – tenant space) | **Acknowledged the Withdrawal of the Petition**

Lawrence Township, Council District #3

Castleton Village, LP, by Andi M. Metzel

Rezoning of 0.11 acre from the C-S district to the C-S district to add automobile-related product sales and automobile service to include window tinting, protective films and coatings, wraps and graphics, electronics, security systems, detailing, and wheel packages (no tire installation), as permitted uses.

2023-CZN-847 / 2023-CAP-847 / 2023-CVC-847 | 4175 and 4225 West Washington Street | **Granted Continuance to October 12, 2023**

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-848 / 2023-CPL-848 | 2069 Yandes Street | **Acknowledged the Automatic Continuance to October 26, 2023, filed by a Neighborhood Organization**

Center Township, Council District #17

M/E Residential, LLC, by David Gilman

Rezoning of 0.42 acre from the I-3 district to the D-8 district.

Approval of a Subdivision Plat to be known as Starks Minor Subdivision, dividing 0.42 acre into four lots.

2023-CZN-852 / 2023-CVR-852 | 1902 Alvord Street | Acknowledged the Automatic Continuance to October 26, 2023, filed by a Neighborhood Organization

Center Township, Council District #17

Urban Core Associates, LLC, by Joseph D. Calderon

Rezoning of 0.64 acre from the MU-1 district to the D-8 district to provide for a townhome development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development with lots ranging from 800-square feet to 1,100-square feet (minimum 2,000-square foot lot required), with a 10-foot rear setback (fifteen feet required) and with main-floor area ranging from 406-square feet to 466-square feet (660-square 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. 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.