

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

APRIL 5, 2023

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, April 5, 2023, beginning at 1:00 PM, in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, IN, on the following petitions:

PART I

MODIFICATION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

**2022-MOD-021 | 3125 North German Church Road**

Warren Township, Council District #14, Zoned D-5II  
Davis Building Group, LLC, by Elizabeth Bentz Williams

Modification of Commitments related to 2021-ZON-046 to modify Commitment #15 to allow the HOA governing documents to permit rented or leased dwellings (previous commitment required dwellings to be owner-occupied for a period of one year before they could be rented or leased) and to remove the requirement for trash receptacle enclosure provisions in the HOA governing documents.

**2023-MOD-002 | 2060 Yandes Street**

Center Township, Council District #17, Zoned D-P  
Onyx + East, LLC, by Michael Rabinowitch

Modification of the Development Statement related to 2021-ZON-104, to allow for residential housing with a property management firm responsible for exterior maintenance (previous Development Statement required home ownership with maintenance provided by a Home Owner's Association).

**2023-MOD-004 | 10447 Leeward Boulevard**

Lawrence Township, Council District #4, Zoned D-P  
Kelley & Chris Miller

Modification of Commitments and D-P Statement related to 86-Z-96 to allow for an aggregate side setback of sixteen feet (previous petition required a nineteen-foot aggregate side setback).

PART II

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

**2022-ZON-133 | 9425 East 30<sup>th</sup> Street**

Warren Township, Council District #14  
God's Grace Community Church, by JoAnn Thompson

Rezoning of 12.808 acres from the SU-1 district to the D-7 district to provide for a multi-family senior-living residential development.

**2023-ZON-003 | 758 North Concord Street**

Wayne Township, Council District #11  
Jackson Hauersperger, by Epifanio Carbajal

Rezoning of 0.21 acre from the I-2 district to the D-5 district to provide for residential uses.

**2023-ZON-008 | 1717 East New York Street**

Center Township, Council District #17  
Progress Studio, by Joseph Lese

Rezoning of 0.20 acre from the D-8 district to the C-3 district.

PART III

COMPANION REZONING RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

**2022-CZN-871 | 4901 West 56<sup>th</sup> Street**

Pike Township, Council District #8  
Dove Asset Partners, by Elizabeth Bentz Williams

Rezoning of 14.53 acres from the SU-5 district to the C-S district to provide for a mini-warehouse (self-storage) facility with outdoor storage of vehicles and recreational vehicles and wireless/radio communication towers.

**2023-CZN-801 | 1670 East 80<sup>th</sup> Street**

Washington Township, Council District #2  
Christopher A. Short

Rezoning of 1.36 acres from the D-A District to the D-1 classification to provide for two, single-family detached dwellings.

**2023-CZN-802 | 2555 Shelby Street**

Center Township, Council District #21  
Progress Studio, by Joseph Lese

Rezoning of 0.12 acre from the C-1 District to the C-3 classification.

PART IV

REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, NO APPEAL FILED:

**2023-ZON-001 (Amended) | 5970 Southeastern Avenue**

Warren Township, Council District #18  
Manjinder Kaur Kahlon by Landman Beatty, Lawyers

Rezoning of 0.93 acres from the D-2 district to the C-4 district to provide for a gas station/convenience store.

PART V

MODIFICATION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER,  
APPEAL FILED BY A REMONSTRATOR:

**2023-MOD-001 | 6340 Rockville Road**

Wayne Township, Council District #15, Zoned C-4  
Shiloh Holdings, LLC, by Joseph D. Calderon

Modification of Commitments related to 2004-VAR-844 to terminate all commitments associated with Lots 5 and 6.

PART VI

VARIANCE PETITION DENIED BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

**2023-CVR-800B | 834 East 64<sup>th</sup> Street**

Washington Township, CD#2, Zoned MU-1 (FF) (TOD)  
834 64<sup>th</sup> Street, LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish parking located zero feet from Ferguson Street (25-foot setback required), in front of the front building line (not permitted); a 32-foot-wide driveway along Ferguson Street (maximum 24 feet permitted), and with parking in the right-of-way of Ferguson Street (not permitted).

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PART VII

VARIANCE PETITION APPROVED BY THE BZA, APPEAL FILED BY ADMINISTRATOR:

**2023-DV2-001 (Amended) 801 Shelby Street**

Center Township, Council District #17, Zoned C-5 / D-5 (TOD)  
RCA Properties LLC, by Paul J. Lambie

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an existing structure with eight parking spaces (27 parking spaces required with reductions; required number of parking spaces required after change of use), and zero ADA parking spaces (two required).

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For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis-in.municodemeetings.com/DMDmeetings>.

The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [dmdpubliccomments@indy.gov](mailto:dmdpubliccomments@indy.gov) before the hearing, and such comments 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.