

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**NOVEMBER 1, 2023**

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **November 1, 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

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

**2023-APP-027 | 739 North Traub Avenue**

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-APP-028 | 2424 (2360) Dr Martin Luther King Jr Street**

Center Township, Council District #11

PK-1 (W-1) (W-5)

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool

Park District One Approval to provide for playground equipment, game courts, a pavilion and other park improvements.

PART II

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

**2023-MOD-016 (Amended) | 12676 Shorevista Drive**

Lawrence Township, Council District #5

D-P (FF)

Andrew Schenck, by David Gilman

Modification of the development statement for 90-Z-110 for Lot 279 of Admiral's Bay, Section Six, to provide for a boathouse with a zero-foot rear setback protruding approximately nine feet into Geist Reservoir (minimum 20-foot rear setback or 788.4 feet above mean sea level, whichever is greater, no covered boat docks permitted and may not protrude into the Reservoir).

PART III

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

**2023-ZON-074 (Amended) | 2013 Southeastern Avenue**

Center Township, Council District #12  
Omar Hasan, by Mark and Kim Crouch

Rezoning of 0.22 acre from the C-1 district to the D-8 district to provide for two duplexes / townhome development.

**2023-ZON-079 (Amended) | 2153 North Arsenal Avenue**

Center Township, Council District #17  
Greater Joshua Missionary Baptist Church, by Kevin Thomas

Rezoning of 0.634 acre from the I-3 district to the SU-1 district to provide for religious uses.

**2023-ZON-088 | 8815 and 8817 Haverstick Road**

Washington Township, Council District #2  
Roman Catholic Archdiocese of Indianapolis, Inc. as trustee for Our Lady of Peace Cemetery, by Paul Carroll

Rezoning of 2.99 acres from the D-A district to the SU-10 district to provide for cemetery uses.

**2023-ZON-089 | 2918 Jackson Street**

Wayne Township, Council District #16  
Hi-Tone Ventures, LLC, by Anthony Morman

Rezoning of 0.23 acre from the D-5 (TOD) district to the D-8 (TOD) district to provide for a small apartment use.

**2023-ZON-092 | 2701 North College Avenue**

Center Township, Council District #17  
JBCC Holdings, LLC, by John Cross

Rezoning of 0.15 acre from the C-3 district to the MU-2 district to provide for mixed-use development.

PART IV

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

**2023-CZN-847 / 2023-CAP-847 | 4175 and 4225 West Washington Street**

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.

**2023-CZN-853 | 2029 Massachusetts Avenue**

Center Township, Council District #17  
Shanea Howell, by Sarah Walters

Rezoning of 0.14 acre from the C-3 district to the D-8 district.

PART V

PLAT PETITION APPROVED BY THE PLAT COMMITTEE, APPEAL FILED BY REMONSTRATOR:

**2023-PLT-064 | 6243 East Washington Street**

Warren Township, Council District # 12

C-4

Irvington Plaza Associates, by Nathan Barr

Approval of a Subdivision Plat, to be known as Irvington Plaza, dividing 15.75 acres into six lots and one block.

PART VI

REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

**2023-ZON-091 | 9371 Zionsville Road (8902 Zionsville Road)**

Pike Township, Council District #1

Callaway Group, LLC, by Marc Menkveld

Rezoning of 1.061 acres from the SU-39 district to the I-4 district to provide for heavy industrial uses.

PART VII

COMPANION PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:

**2023-VAR-001 (Amended) | 2802 South Holt Road**

Wayne Township, Council District #16

Maninder Singh

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. A six-foot tall perimeter chain link fence (fence height limited to 3.5 feet in front yards, chain link not permitted within front yards in Commercial Districts, chain link within side yards must be coated in vinyl within Commercial Districts);
- b. Outdoor Storage and Operations associated with automobile repair (not permitted);
- c. The temporary location of a portable storage structure, until a permanent building is constructed (limited to 30 consecutive days);
- d. Two sliding gates within the clear sight triangles of the vehicular access drives along Farnsworth Street and Holt Road (encroachment of clear sight triangles not permitted);
- e. Construction of a building within a six-foot front yard setback from Farnsworth Street (10-foot front yard setback required); and

- f. The location of a parking area and outdoor storage with a zero-foot south and west side transitional yard (10-foot transitional yard required).

**2023-CZN-830 / 2023-CVR-830 | 201 West 38th Street and 3750 North Capitol Avenue**

Center Township, Council District #7

C-4 / D-5

Martin Petroleum Inc., by Pat Rooney

Rezoning of 0.44 acre from the D-5 and C-4 districts to the C-4 district.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the redevelopment of a convenience store within a residential district (not permitted) with a zero-foot south side transitional yard (10-foot side transitional yard required).

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.