



**THE COUNCIL
CITY OF INDIANAPOLIS
MARION COUNTY**

March 12, 2024

Via Email: Matt.Pleasant@indy.gov

Department of Metropolitan Development
Division of Current Planning
Matt Pleasant, Administrator
200 East Washington Street
Suite 1800
Indianapolis, Indiana 46204

Re: 2024-UV3-022 – 8345 Bash Street

To Whom it May Concern:

Please allow this letter to serve as official notification of the intent to appeal the March 5, 2024, decision of the Board of Zoning Appeals (Division I) regarding Petition No. 2024-UV3-022 (8345 Bash Street). The subject property currently lies within Councilor Roberts's District 4, while it was located originally in Councilor Boots's District 3 when the petition was filed in 2023.

The decision of the BZA raises a substantial question of zoning policy appropriate for consideration by the Commission. The BZA ruling runs contrary to the policies previously adopted by the City and, as such, is improper. The Greater Allisonville Community Council (GACC) and Binford Redevelopment and Growth, Inc. (BRAG), are all opposed to the Use Variance granted by the BZA I. (Attached are copies of the opposition letters of both GACC and BRAG.)

The establishment of a used car lot immediately across the street from the Nickel Plate Trail is not acceptable or consistent pursuant to the Castleton Revitalization Plan (Plan). The Plan, commissioned and prepared by the Dept. of Metropolitan Development (DMD) (released Feb. 2020), serves as a strategic guide for the commercial and residential development in the Castleton area. Further, the DMD staff's recommendation of DENIAL, as well as opposition to the petition by the local community (BRAG and GACC), is paramount. Such use of this site is not supported by the Plan and would be a disservice to the local community.



**THE COUNCIL
CITY OF INDIANAPOLIS
MARION COUNTY**

Please accept this letter as official notification of the intent to appeal the above action of the Board of Zoning Appeals, Division I. Thank you for your due consideration.

Respectfully,

Daniel Boots
Councilor - District 3

Nicholas Roberts
Councilor - District 4

cc: David Gilman
Greater Allisonville Community Council (GACC)
Binford Redevelopment and Growth, Inc. (BRAG)



**THE COUNCIL
CITY OF INDIANAPOLIS
MARION COUNTY**

NICK ROBERTS
Councilor, District 4

March 4, 2024

City of Indianapolis
Board of Zoning Appeals
c/o Jeffrey York, Planner
Department of Metropolitan Development
200 East Washington Street, Suite 1800
Indianapolis, IN 46204

Re: 2024-UV3-022 – 8345 Bash Street

Dear Members of the Board of Zoning Appeals:

Please accept this letter as my formal remonstrance against Petition No. 2024-UV3-022 at 8345 Bash Street. As district Councilor, I am opposed to this request. The establishment of a used car lot so close to the Nickel Plate Trail is not acceptable. The Castleton Revitalization Plan, which serves as a strategic guide for development in Castleton, does not support such a use of this site. Additionally, I stand in support of the City staff's recommendation of denial, as well as Binford Redevelopment and Growth (BRAG) and the Greater Allisonville Community Council's (GACC) opposition to this petition. Such use of this site would be a disservice to the community.

Therefore, in consideration of the community in this area, I respectfully request your denial of this petition. Thank you for your consideration.

Respectfully,

Councilor Nick Roberts
Councilor, District 4



**THE COUNCIL
CITY OF INDIANAPOLIS
MARION COUNTY**

DANIEL L. BOOTS
Councillor, District 3

March 5, 2024

City of Indianapolis
Board of Zoning Appeals
c/o Eddie Honea, Planner
Department of Metropolitan Development
200 East Washington Street, Suite 1800
Indianapolis, IN 46204

Re: 2024-UV3-022 – 8345 Bash Street

Dear Members of the Board of Zoning Appeals:

Please accept this letter as my formal remonstrance against Petition No. 2024-UV3-022 at 8345 Bash Street. As District 3 Councilor, I am opposed to this request. The establishment of a used car lot so close to the Nickel Plate Trail is not acceptable pursuant to the Castleton Revitalization Plan (Plan). The Plan, commissioned and prepared by the Dept. of Metropolitan Development (DMD) (released Feb. 2020), serves as a strategic guide for the commercial and residential development in the Castleton area. I stand in solidarity with the City staff's recommendation of DENIAL, as well as opposition to the petition by Binford Redevelopment and Growth (BRAG) and the Greater Allisonville Community Council (GACC). Such use of this site is not supported by the plan, and would be a disservice to the local community.

Therefore, in consideration of the community in this area, I respectfully request your denial of this petition. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink that reads "Daniel L. Boots".

Daniel L. Boots
Councilor, District 3



Date January 12, 2024

RE: 2023-UV3-022

8345 Bash St

Indianapolis, Indiana 46250

To Whom It May Concern,

Binford Redevelopment and Growth (BRAG) is a neighborhood organization comprised of local citizens whose mission is the commercial and residential enhancement of the Binford Boulevard corridor and adjacent neighborhoods. BRAG continues to work and partner with the City of Indianapolis to implement the Castleton Strategic Revitalization Plan.

Castleton and Binford Boulevard are gateways to the City of Indianapolis, and as such, the areas deserve particular attention for economic improvement and beautification. As part of the community, we strive to bring various professional services, convenient, high-quality shopping, business growth, development opportunities, employment, recreation, culture, and beautiful green spaces.

BRAG is in total opposition to the requested variance. If approved, we believe this request would detract from the overall streetscape, which is already overburdened with several existing businesses possessing poorly maintained outdoor storage. We are very concerned that recommending approval of the variance request would continue the encroachment of heavy commercial use conversions into a solidly designated commercial portion of the area to the south.

Thank you,

Troy Barker

Troy Barker,
Binford Redevelopment and Growth,
Zoning Committee
317-459-9986



Metropolitan Development Commission
Division of Planning
200 East Washington Street
Indianapolis, IN 46204

RE: 2023-UV3-022
8345 Bash Street
Indianapolis, In

February 14, 2024

To Whom It May Concern,

After much deliberation, the Greater Allisonville Community Council voted to oppose this petition, because it misaligns with the Castleton Revitalization Strat Plan and the Nickel Plate Trail. This is not the highest and best use of this ground in such a prime location.

Sincerely,

A handwritten signature in cursive script that reads 'Sue Pfohl'.

Sue Pfohl,
President GACC