

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
HEARING EXAMINER

**JUNE 27, 2024 – HEARING EXAMINER**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **June 27, 2024**, 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:\*

**OTHER SPECIAL REQUESTS:**

**2024-MOD-014 | 1161 Melnick Lane (Approximate Address) | Granted Petitioner's special request to transfer the petition to August 7, 2024 MDC**

**PETITIONS TO BE EXPEDITED:**

**2024-MOD-005 | 8316 Belfast Drive | Recommended approval, subject to commitments, to MDC July 17, 2024**

Decatur Township, Council District #13

C-S

Unicorp National Developments, Inc., by Mike Timko

Modification of Development Statement related to petition 95-Z-149 to modify item K. Landscape Easements, to provide for a minimum of 10-foot landscape easement measured from the back of curb along all public and private streets (current commitment required a minimum 45-foot landscape easement measured from the back of curb along all public and private streets).

**2024-ZON-044 (Amended) | 918 East 27th Street, 2735, 2739, 2743, 2747, 2751, 2752 and 2755 Guilford Avenue, 820 East 27th Street, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2744, 2748, 2752, and 2756 Winthrop Avenue (even) | Granted an 8-day waiver of the 23-day requirement for posted notice for the amended Petition | Recommended approval, subject to commitments, to MDC July 17, 2024**

Center Township, Council District #8

Historic Grandview LLC, by Paul J Lambie

Rezoning of 2.96 acres from the D-5 district to the D-8 district for residential development.

**2024-ZON-064 | 8155 Brookville Road | Recommended approval, subject to commitments, to MDC July 17, 2024**

Warren Township, Council District #20

Johnson's Commercial Flooring, Inc, by Joseph D. Calderon

Rezoning of 3.29 acres from the C-4 district to the I-2 district for an office and warehouse for a flooring contractor.

**2024-ZON-065 | 132 North Belmont Avenue | Recommended approval to MDC July 17, 2024**

Center Township, Council District #18  
Trent Stone, by Les Hall

Rezoning of 0.18-acre from the C-3 (TOD) district to the D-5 (TOD) district to provide for residential uses.

**2024-ZON-067 | 1502 Dunlap Avenue | Recommended approval to MDC July 17, 2024**

Wayne Township, Council District #17  
Jonathan Brown, by Matthew Peyton

Rezoning of 0.643-acre from the D-3 district to the D-5 district to provide for residential uses.

**2024-ZON-068 | 2327 Dr. Martin Luther King, Jr. Street | Recommended approval to MDC July 17, 2024**

Center Township, Council District #12  
Socorro Solutions 71010 LLC, by Jynell D Berkshire

Rezoning of 0.12-acre from the C-1 district to the D-8 district to provide for residential uses.

**2024-CZN-825 / 2024-CPL-825 | 1641 Cornell Avenue | Recommended approval to MDC July 17, 2024**

Center Township, Council District #13  
Indy Opportunity Fund, LLC, by Dale W. Pfeifer

Rezoning of 0.12-acre from the I-3 district to the D-8 district to provide for residential uses.

Approval of a Subdivision Plat to be known as Pfeifer's replat of Lot 6 in A. C. Shortridge's Subdivision, subdividing 0.12-acre into two single-family attached lots.

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

**2024-ZON-026 | 7405 and 7425 Westfield Boulevard | Transferred to MDC July 17, 2024**

Washington Township, Council District #2  
7425 Westfield Boulevard LLC and 7405 LLC, by Michael Lang

Rezoning of 1.13 acres from the D-4 (TOD) (FF) district to the C-1 (TOD) (FF) district to provide for a mental health treatment facility and office use.

**2024-ZON-029 | 9401 and 9415 East Southport Road, and 9404 and 9510 East McGregor Road | Recommended approval, subject to commitments, to MDC July 17, 2024**

Franklin Township, Council District #25  
Lennar Homes of Indiana, LLC., by Brian J. Tuohy

Rezoning of 112.2 acres from the D-A and D-1 districts to the D-4 district to provide for single-family residential development.

**2024-CZN-820 / 2024-CPL-820 | 3107 East Sumner Avenue | Granted a multiple party request for a continuance for cause to July 25, 2024**

Perry Township, Council District #19  
Francisco Aleman, by Josh Smith

Rezoning of 0.924 acre from the D-A district to the D-5 district to provide for residential uses.

Approval of a Subdivision Plat to be known as Aleman's Subdivision, subdividing 0.924-acre into two lots.

**2024-CAP-822 / 2024-CVR-822 | 1351 Roosevelt Avenue | Granted a continuance for cause for 2024-CAP-822 to July 11, 2024. Acknowledged the withdrawal of 2024-CVR-822.**

Center Township, Council District #13  
C-S (FF)  
Penn Electric Partners LLC, by Brent Roberts

Modification of the Commitments for 2022-ZON-115 to Modify Commitment #3 to provide for the addition of building signage, roof sign, and architectural canopies, which shall be submitted for Administrator's Approval prior to the issuance of Class 1 Structural Permit, which approval shall not be unreasonable withheld.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a 26-foot long, 8.5-foot-tall roof sign. Said roof sign would be supported by a 23.2-foot long, 15.9-foot-tall scaffold structure (not permitted).

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

**2024-APP-013 | 2345 West 86th Street | Acknowledged the Withdrawal of the Petition**

Pike Township, Council District #1  
HD-2  
The Little Sisters of the Poor, by Mike Timko

Hospital District-Two Approval for the construction of a proposed 68,676 square-foot building, with sidewalks, landscaping, and a 102-space parking area. The existing building and parking area would be demolished.

**\*\*Withdrawn by Petitioner**

**2024-MOD-010 | 9433 Avant Avenue | Transferred to MDC July 17, 2024**

Washington Township, Council District #2  
D-P  
BC Real Street Partners LLC, by Brian J. Tuohy

Modification of Development Statement related to 2021-ZON-054 to modify Paragraph III, Development Standards of the Townhome District Development Architectural Standards to provide for a 20-foot minimum lot width for townhomes (previously required a 24-foot minimum lot width for townhomes).

**2024-ZON-040 | 6000, 6012, 6020, 6180, and 6206 East 46th Street | **Granted Staff's request for continuance for cause to July 25, 2024****

Lawrence Township, Council District #9

Indianapolis Re Management LLC, 600-B East 46th Street LLC, and Bazilio Real Estate LLC, by Emily Duncan and David Kingen

Rezoning of 35.8 acres from the C-3 (FF) and C-4 (FF) districts to the MU-2 (FF) district.

**2024-CZN-823 and 2024-CAP-823 | 605 South High School Road | **Recommended Approval of 2024-CZN-823 to MDC July 17, 2024. Recommended Approval of 2024-CAP-823 to MDC July 17, 2024****

Wayne Township, Council District #17

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

Rezoning of 6.255 acres from the D-3 district to the PK-1 district.

Park District One approval to provide for park improvements, including playground equipment and playground surface, walking trails, a basketball court, comfort station, and picnic shelters.

**2024-CZN-824 / 2024-CVR-824 | 1402 Shelby Street | **Granted a 2-day waiver of the 23-day requirement for posted notice for the amended Petition | Granted Staff request for continuance for cause to July 25, 2024****

Center Township, Council District #18

Carnivore Properties, LLC, by Emily Duncan and David Kingen

Rezoning of 0.14-acre from the MU-1 (TOD) district to the MU-2 (TOD) district.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero off-street parking spaces (minimum 15 spaces required), to legally establish a 2.4-foot rear transitional yard setback, without landscaping (minimum 15-foot rear transitional yard required, and to legally establish a three-foot north side yard setback along an alley (minimum 10-foot side setback required along an alley).

\*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 [planneroncall@indy.gov](mailto:planneroncall@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) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.