

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

JULY 11, 2024 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **July 11, 2024**, 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:

2024-ZON-069 | 2810 and 2814 East Michigan Street | Recommended Approval to MDC August 7, 2024

Center Township, Council District #13
Arcangel Tellez-Garcia, by David Gilman

Rezoning of 0.221-acre from the C-3 district to the D-8 district to provide for multi-family residential development.

2024-CVR-821 / 2024-CPL-821 | 815 Grove Avenue | Approved 2024-CVR-821, subject to Commitments, and adopted the Findings of Fact. Approved 2024-CPL-821, subject to the 12 conditions in the Staff Report.

Center Township, Council District #18
D-8 (TOD)
815 Grove, LLC, Paul J. Lambie

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on proposed Lot One, with a seven-foot front setback along Hosbrook Street (front setback ranging from 10 feet to 19.9 feet required), a 3.5-foot corner side yard setback from Grove Street (minimum 8 feet required) and to legally establish an existing single-family dwelling on proposed Lot Two with deficient setbacks.

Approval of a Subdivision Plat to be known as Replat of Lot 362 in Fletcher Stone, Witt, Taylor and Hoyt's Subdivision, subdividing 0.10-acre into two lots including a vacation of a portion of the abutting alley, along the northeast portion of proposed Lot Two, ranging from 2.59 feet to 3.19 feet in width (irregular-shaped), from a point 2.87 feet southeast of the right-of-way of Grove Avenue, southeast 33.03 feet, with a waiver of the assessment of benefits.

2024-CAP-822 | 1351 Roosevelt Avenue | Recommended Approval, subject to Commitments, to MDC August 7, 2024

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).

2024-CZN-827 / 2024-CAP-827 | 2923, 2925, 2929, 2931, and 2933 North Park Avenue | Recommended Approval of 2024-CZN-827 and 2024-CAP-827 to MDC August 7, 2024

Center Township, Council District #8

City of Indianapolis, Department of Parks and Recreation, by Benjamin Jackson

Rezoning of 0.124-acre from the D-5 district to the PK-1 district for park uses.

Park District One Approval to provide for new playground equipment, a shelter, benches, and an information kiosk.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-APP-009 | 1801, 1851, and 2001 West 86th Street, 8301, 8401, 8433, 8402, and 8501 Harcourt Road, 8220, 8240, 8260, 8326, 8330, 8333, 8414, 8424, and 8550 Naab Road |

Granted Petitioner's request for continuance for cause to August 29, 2024, with Notice

Washington Township, Council District #1 and #2

HD-1 / HD-2

St. Vincent Hospital and Health, by Brent Bennett

Hospital District One Approval and Hospital District Two Approval to provide for updated campus-wide wayfinding signage.

2024-MOD-006 | 8100 Southeastern Avenue | After a public hearing, Recommended Approval, subject to Commitments, to August 7, 2024 MDC

Franklin Township, Council District #20

D-P

Circle City Property Group, Inc., by William T. Niemier

Modification of Commitments and Site Plan related to 98-Z-63 and 2006-APP-150 to modify:

- a) Commitment 45 to alter the approved site plan to provide for a 10,500-square-foot commercial building;
- b) Commitment 71 to provide for a 10,500 square-foot commercial building (maximum 10,000 square-foot commercial building permitted);
- c) Commitment 75 provide for a flat roof on said proposed 10,500 square-foot commercial building (required only pitched, shingle-roofed structures).

2024-ZON-059 (Amended) | 2345 South Arlington Avenue | Granted Petitioner's request for continuance for cause to July 25, 2024

Warren Township, Council District #20

Doris M. Lambert, by Teri L. Hutchison

Rezoning of five acres from the D-A (FF) district to the C-1 (FF) district to provide for office-buffer commercial uses.

2024-ZON-060 | 2401 West Morris Street | After a public hearing, Recommended Approval, subject to commitments, to MDC August 7, 2024

Wayne Township, Council District #17

Amy Lapka

Rezoning of 3.99 acres from the D-5 (FF) and C-4 (FF) districts to the C-7 (FF) district to provide for a landscaping business.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-MOD-009 | 7710 Johnson Road | Granted Staff's request for a continuance for cause to August 15, 2024

Lawrence Township, Council District #3

C-S

7710 Johnson, LLC, by Joseph D. Calderon

Modification of the Commitments, Development Statement and Site Plan related to petitions 99-Z-195, and, as amended with 2006-ZON-810, to provide for display of dumpsters for rent to consumers for home improvement projects.

2024-MOD-011 | 4001 South Keystone Avenue | Acknowledged the Automatic Continuance to August 15, 2024, filed by a Remonstrator

Perry Township, Council District #19

C-4

Aman, LLC, by Tyler Ochs

Modification of the Commitments related to 2016-ZON-083 to Modify Commitment #2 to remove "Automobile Fueling Station" and "Automobile and Light Vehicle Wash" from the list of prohibited uses.

2024-ZON-039 | 3803, 3805, 3919, 4051, and 4233 Lafayette Road, 4262, 4266, 4270, and 4360 West 38th Street, 4702, 4750, and 4825 Century Plaza Road | Acknowledged the Automatic Continuance to August 15, 2024, filed by a Registered Neighborhood Organization

Pike Township, Council District #5

PFFO QOZB LLC, by Alex Intermill and Tyler Ochs

Rezoning of 126.55 acres from the C-4, C-5, and MU-2 (FF) districts to the C-S (FF) district to provide for C-4 and MU-2 permitted uses, plus commercial retail, community center, athletic fields and courts, film production studios, hotels, multi-family dwellings, and educational uses.

2024-ZON-050 | 3739 North Kitley Avenue | Granted Petitioner's request for continuance for cause to July 25, 2024

Warren Township, Council District #9

Patrium LLC, by Luis Gomez

Rezoning of 1.22 acres from the D-3 (TOD) district to the C-7 (TOD) classification to provide for a commercial contractor.

2024-ZON-057 | 1709 East 38th Street | After a public hearing, Recommended Denial to MDC August 7, 2024

Center Township, Council District #8
Francis Olanipekun, by Oluwaseun Famosinpe

Rezoning of 2.32 acres from the SU-1 (TOD) district to the C-4 (TOD) district to provide for commercial uses including an event hall.

2024-ZON-062 | 1025 Jefferson Avenue | Granted Petitioner's request for continuance for cause to August 15, 2024

Center Township, Council District #13
Brookside Commercial, LLC, by Joseph D. Calderon

Rezoning of 0.15-acre from the D-5 district to the SU-38 district to provide for additional surface parking area for a community center and apartments.

2024-ZON-071 | 1302 East Stop 11 Road | Granted Petitioner's request for continuance for cause to August 15, 2024

Perry Township, Council District #23
HRE Brothers, LLC, by Michael Rabinowitch

Rezoning of 1.788 acres from the D-A district to the C-3 district to provide for a restaurant and other commercial uses.

2024-CVR-826 / 2024-CPL-826 | 1150 East New York Street | Granted Petitioner's request for continuance for cause to August 15, 2024

Center Township, Council District #13
D-8
Ronin Highland Park, LLC, by Jynell D. Berkshire

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction five single-family attached dwellings, each with a zero-foot front setback along New York Street (front setback ranging from 10 feet to 19.9 feet required), building height of 46 feet (maximum 40 feet permitted), an 18-foot encroachment into the clear sight triangle of New York Street and an 11-foot encroachment into the clear sight triangle of Highland Avenue (not permitted), with deficient landscaping (50% living material required).

Approval of a Subdivision Plat to be known as Elevate Highland Park Subdivision, subdividing 0.20-acre into five single-family attached lots.

*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 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.