

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
HEARING EXAMINER

**OCTOBER 24, 2024 – HEARING RESULTS**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **October 24, 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:\*

**PETITIONS EXPEDITED:**

**2024-APP-018 | 8180 Clearvista Parkway | Recommended Approval to MDC November 20, 2024**

Lawrence Township, Council District #3

HD-2 (FF)

Community Health Network c/o Visionary Enterprises Inc., by Doug Staley Jr

Hospital District Two Approval to provide for exterior signs on the north and west elevations and removing one sign.

**2024-ZON-082 | 5102, 5111, 5117, 5122, 5127, 5139, 5143, and 5210 East 65th Street | Recommended Approval, subject to commitments, to MDC November 20, 2024**

Washington Township, Council District #3

Schmoll Development Company, L. P., by Gregory Zubek

Rezoning of 17.149 acres from the I-2 district to the C-S district to provide for commercial and light industrial uses, including uses permitted in the C-3 district and I-2 district, in addition to: sports performance training uses for all ages, including individual sports training, weight lifting and training, fitness personal training and conditioning, aerobics and spin training, assisted rehabilitation exercise program, yoga, Pilates, dance studio, martial arts training, specific sports training including batting cages and golf, plus, automobile and light vehicle wash, detailing, tinting (in buildings not facing 65th Street), and automobile, motorcycle and light vehicle service or repair (in buildings not facing 65th Street).

**2024-ZON-111 | 4900 and 4952 Kentucky Avenue | Recommended Approval, subject to commitments, to MDC November 20, 2024**

Decatur Township, Council District #21

Indianapolis (Kentucky Avenue) WW, LLC, by Joseph D. Calderon

Rezoning of 5.861 acres from the D-A (FF), D-3 (FF) and C-3 districts to the C-4 (FF) district to provide for a gas station and convenience store.

**2024-ZON-117 | 2658 Burton Avenue | Recommended Approval to MDC November 20, 2024**

Center Township, Council District #12

Premier Investment Group, LLC, by Keith Radcliff

Rezoning of 0.11-acre from the I-2 district to the D-5 district to provide for a two-story

single-family dwelling.

**2024-CAP-832 / 2024-CVR-832 | 8640, 8814, and 8816 South Arlington Avenue and 5624 East County Line Road | Recommended Approval of 2024-CAP-832, subject to commitments, to MDC November 20, 2024. Acknowledged the Withdrawal of 2024-CVR-832.**

Franklin Township, Council District #25

C-S

GP-CM County Line Partners, LLC, by Brian J. Tuohy

Modification of the Development Statement and Commitments for 2022-ZON-060 to Terminate Commitment 11.n, which prohibited outdoor storage / operations, and Commitment 22, which required the site to be developed in substantial conformance with the C-S Statement and the Conceptual Site Plan, file-dated November 18, 2022, and to provide for three outdoor storage areas adjacent to proposed Building 2, in accordance with an amended site plan.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to decrease the amount of parking to 227 spaces (minimum 246 parking spaces required) and to provide for a 20-foot-tall screen wall within the south side yard (maximum six-foot tall screen wall permitted).

**2024-CZN-837 | 2163 and 2179 North Illinois Street | Recommended Approval, subject to commitments, to MDC November 20, 2024**

Center Township, Council District #12

Near North Development Corporation, by Audra Blasdel

Rezoning of 1.2 acres from the MU-2 (RC) district to the D-8 (RC) district.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development, consisting of 20 dwelling units, with a six-foot corner side yard setback at the intersection of 22nd Street and Illinois Street (minimum eight-foot corner setback required), a four-foot rear yard setback (minimum 15-foot rear yard setback required), a three-foot side yard setback, (minimum five-foot side yard setback required), 800-square-foot Row House – Small Lot size (minimum 1,200 square feet required), livability space ratio of 0.16 (minimum livability space ratio of 0.66 required).

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

**2024-MOD-015 (2nd Amended) | 3500 East 20th Street | After a public hearing, Recommended Approval, subject to commitments, to MDC November 20, 2024**

Center Township, Council District #13

C-S

Adam DeHart

Modification of Commitments #6 and #7 related to petition 2002-ZON-166 to allow for a Security/Scale House, Maintenance/Repair Shop, Drywall Recycling facilities, Construction Equipment storage, contractor yard, and Concrete Recycling operation

(current commitments state any new construction requires Administrator's Approval and other uses are limited).

**2024-ZON-040 | 6000, 6012, 6020, 6180, and 6206 East 46th Street | Granted Remonstrator's request for continuance for cause to December 19, 2024**

Lawrence Township, Council District #9

Indianapolis Re Management LLC, 600-B East 46th Street 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-ZON-050 | 3739 North Kitley Avenue | Granted Petitioner's request for continuance for cause to November 14, 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-083 | 1627, 1631 and 1635 Woodlawn Avenue | Granted Petitioner's request for continuance for cause to December 19, 2024, with Notice, if needed**

Warren Township, Council District #9

Patrium LLC, by Luis Gomez

Center Township, Council District #18

Indy Real Estate Consulting, LLC, by David Kingen and Emily Duncan

Rezoning of 0.51-acre from the D-5 (TOD) district to the D-8 (TOD) district to allow for a multi-family structure.

**2024-ZON-090 (Amended) | 9061 Crawfordsville Road | Granted Remonstrator's request for continuance for cause to November 21, 2024**

Wayne Township, Council District #11

Mark and Kim Crouch

Rezoning of one acre from the C-3 district to the D-5II district to provide for residential use.

**2024-ZON-094 | 622 South Keystone Avenue | Granted Staff's request for continuance for cause to November 21, 2024**

Center Township, Council District #18

Shelly Mills, by David Gilman

Rezoning of 0.820-acre from the D-5 district to the D-5II district to provide for an attached single-family residential development.

**2024-ZON-097 | 6402 West Southport Road and 7300 South Mooresville Road | Granted Petitioner's request for continuance for cause to November 14, 2024, with Notice**

Decatur Township, Council District #21

Goose Creek Farms, LLC, by Domonic Dreyer

Rezoning of 48.4 acres from the D-A district to the D-4 district for a residential development.

**2024-ZON-102 | 525 South East Street | Granted Petitioner's request for continuance for cause to January 9, 2025, with Notice**

Center Township, Council District #18  
Mark and Kim Crouch

Rezoning of 0.07 acre from the I-3 (RC) (TOD) district to the CBD-2 (RC) (TOD) district to construct a three-unit multi-family residential building.

**2024-ZON-106 | 511 & 600 South Tibbs Avenue | Acknowledged Automatic Continuance to November 21, 2024, filed by Registered Neighborhood Organization**

Wayne Township, Council District #17  
Insight Engineering Inc., by Donald W. Fisher

Rezoning of 2.33 acres from the I-2 (FF) district to the C-7 (FF) district to provide for Heavy Truck Services and Parking.

**2024-ZON-116 (Amended) | 4105 and 4151 East 96th Street | After a public hearing, Recommended Approval, subject to commitments, to MDC November 20, 2024**

Washington Township, Council District #4  
Tom Wood, Inc., by Joseph D. Calderon

Rezoning of 4.058 acres from the C-S (FW) (FF) district to the C-S (FW) (FF) district to provide for an automobile dealership in addition to the uses permitted with 2023-CZN-869.

**2024-CVR-826 / 2024-CPL-826 (Amended) | 1150 East New York Street | After a public hearing, Approved 2024-CVR-826 and Adopted the Findings of Fact. Approved 2024-CPL-826 subject to conditions.**

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) zero-foot corner side setback along Highland Avenue (eight feet required), a 10.67-foot encroachment into the clear sight triangle of New York Street and an eight-foot encroachment into the clear sight triangle of Highland Avenue (not permitted), with deficient landscaping (50% living material required), and a five-foot rear setback for Lot 5 (15 feet required).

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

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

**2024-MOD-017 | 25 McLean Place | After a public hearing, Recommended Denial to MDC November 20, 2024**

Center Township, Council District #12  
C-S (RC) (TOD) (W-5)  
Illinois Street Self Storage LLC, by Michael Rabinowitch

Modification of Commitments related to 2016-CVR-842 and 2016-CZN-842 to terminate Commitments # 1 and # 2 on attachment "D" which require 10,000-square feet of building space to be reserved for office/retail space/ artisan food or beverage/artisan manufacturing uses and required the building to be subject to the elevations, filed-dated 3/2/17.

**2024-ZON-038 | 2602 North Harding Street | Granted Staff's request on the Petitioner's behalf for continuance for cause to November 21, 2024, with Notice**

Center Township, Council District #12  
Earl Dixon

Rezoning of 0.152-acre from the D-5 district to the MU-2 district to provide for a community kitchen.

**2024-ZON-113 / 2024-VAR-012 | 6511 Ferguson Street | Granted Staff's request for continuance for cause to November 14, 2024**

Washington Township, Council District #7  
Lone Wolf Properties, LLC, by Misha Rabinowitch

Rezoning of 0.18-acre from the D-4 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for commercial uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 751-square-foot dwelling unit on the second floor (not permitted).

**2024-ZON-119 | 134 and 142 West 30th Street and 3006 Kenwood Avenue | Granted Petitioner's request for continuance for cause to November 21, 2024**

Center Township, Council District #8  
M S One Investments LLC, by Mark and Kim Crouch

Rezoning of 0.22-acre from the C-4 district to the D-8 district to provide for four single-family detached dwellings.

**2024-CVR-834 / 2024-CPL-834 | 6650 South Meridian Street | Granted Remonstrator's request for continuance for cause to November 21, 2024**

Perry Township, Council District #22  
D-A  
Chin United Pentecostal Church, by Katlyn Grey

Variance of Development Standards and a Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot Two, with a zero-foot north side yard setback (minimum 30-foot required) and a 15-foot rear yard setback (minimum 75-foot required).

Approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acres into two lots.

**2024-CVR-841 / 2024-CPL-841 | 3359 Carrollton Avenue | Granted Petitioner's request for continuance for cause to November 21, 2024**

Center Township, Council District #8D-5

D-5

INDYCHEN, LLC., by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for two, multi-unit dwellings, with a five-foot corner side yard for the dwelling and zero-foot corner side yard for the sidewalk and parking space along 34th Street on Lot 1 (minimum eight-foot corner side yard required), and zero-foot north and south side setbacks for sidewalks on Lot 2 (two-foot side setbacks required for minor residential features), with a zero-foot rear setback on Lot 2 for the detached garage (minimum five feet required).

Approval of a Subdivision Plat, to be known as Osgood Carrollton Estate, subdividing 0.27-acre into two lots.

**2024-CVR-837 | 2163 and 2179 North Illinois Street | Granted continuance for cause to November 14, 2024, with Notice (which had been mailed)**

Center Township, Council District #12

Near North Development Corporation, by Audra Blasdel

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development, consisting of 20 dwelling units, with a six-foot corner side yard setback at the intersection of 22nd Street and Illinois Street (minimum eight-foot corner setback required), a four-foot rear yard setback (minimum 15-foot rear yard setback required), a three-foot side yard setback, (minimum five-foot side yard setback required), 800-square-foot Row House – Small Lot size (minimum 1,200 square feet required), livability space ratio of 0.16 (minimum livability space ratio of 0.66 required).

**ADDITIONAL BUSINESS:**

**| Adopted the Negative Findings of Fact for 2024-VAR-009, which was denied on August 29, 2024**

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\*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.