

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

NOVEMBER 21, 2024

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **November 21, 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-APP-022 | 9501 36th Place (NEW) | Recommended Approval to MDC December 18, 2024

Warren Township, Council District #15

PK-1 (FF)

City of Indianapolis, Department of Parks, and Recreation by Henry Woodburn

Park District-One Approval to provide for Indy Parks Improvements for Bellamy Park.

2024-ZON-090 (Amended) | 9061 Crawfordsville Road | Recommended Approval, subject to Commitments, to the MDC December 18, 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-119 | 134 and 142 West 30th Street and 3006 Kenwood Avenue | Recommended Approval, subject to Commitments, to MDC December 18, 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-ZON-120 | 818 East Beecher Street | Recommended Approval to MDC December 18, 2024

Center Township, Council District #18

Victory Investment Properties, LLC, by Andrew Heimer

Rezoning of 0.08-acre from the I-4 district to the D-5 II district to provide for a residential two-family dwelling.

2024-ZON-122 | 2110 English Avenue | Recommended Approval, subject to conditions, to MDC December 18, 2024

Center Township, Council District #18

John and Anthony Phoenix, by Mark and Kim Crouch

Rezoning of 0.11-acre from I-3 district to the D-8 district to provide for a duplex residential development.

2024-ZON-130 | 2717 and 2825 North Ritter Avenue | Recommended Approval to MDC December 18, 2024

Warren Township, Council District #9
Jumpstart Childcare Ministry Inc., by Ed Williams

Rezoning of 3.84 acres from the SU-2 and D-A Districts to the C-1 District to provide for the continued use as a childcare facility.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-ZON-038 | 2602 North Harding Street | Acknowledged the Withdrawal of the Petition. Approved the transfer of filing fees to new variance petition to be filed.

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-094 | 622 South Keystone Avenue | Acknowledged the Withdrawal of the Petition

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-106 | 511 and 600 South Tibbs Avenue | After a public hearing, Recommended Denial to the MDC December 18, 2024

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-CVR-834 / 2024-CPL-834 | 6650 South Meridian Street | Granted Staff's request for continuance for cause to December 12, 2024, with Notice

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 the 2nd meeting of the Hearing Examiner in January 2025

Center Township, Council District #8

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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-APP-023 | 2510 Westlane Road | Acknowledged the Withdrawal of the Petition

Pike Township, Council District #1

PK-1

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide a new playground, sidewalk and drainage Improvements for WISH Park.

2024-MOD-016 | 3401 East New York Street | Granted Petitioner's request for a one-day waiver of the 23-day notification period for written and posted Notice. Acknowledged automatic continuance to December 19, 2024, filed by a Registered Neighborhood Organization.

Center Township, Council District #18

C-S (TOD)

One Way Auto Parts by Joseph D. Calderon

Modification of the development statement for 91-Z-64 to provide to modify Commitment #2 to increase the number of vehicles stored on-site at any one time (Current maximum number of vehicles is 54).

2024-MOD-020 | 431 South Shortridge Road | Granted Petitioner's request for continuance to December 19, 2024

Warren Township, Council District #20

C-S

Bhullar Deol Properties, Inc., by Justin Kingen and David Kingen

Modification of Commitments related to 2022-CZN-868 to modify Commitment #13 to allow the property to seek a catering hall liquor license for private events. (Current commitment does not allow for a liquor license to be issued on the site).

2024-ZON-125 | 4460 and 4498 North Keystone Avenue | Granted Petitioner's request for continuance for cause to the 1st meeting of the Hearing Examiner in January 2025, with Notice if needed.

Washington Township, Council District #8
Mark and Kim Crouch

Rezoning of 0.42-acre from the D-5 (W-1) and C-3 (W-1) districts to the C-4 (W-1) district to provide for commercial uses.

2024-ZON-128 | 8040 East Southport Road | Granted Petitioner's request for continuance for cause to December 12, 2024

Franklin Township, Council District #25
Kopetsky's Auto Wash, by Elizabeth Bentz Williams

Rezoning of 1.21 acres from the C-S district to the C-4 district to provide for an automobile and light vehicle wash use.

2024-CZN-842 / 2024-CVR-842 | 2147 Columbia Avenue and 1315 East 22nd Street | Granted Staff's request for continuance to December 12, 2024

Center Township, Council District #13
Keyon Johnson and K & D Epic Holdings, LLC, by David Gilman

Rezoning of 0.264-acre from the D-8 and I-3 districts to the D-5 district to provide for a four-unit dwelling.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a four-unit dwelling, with a walkway along the south side yard lot line (walkways permitted to encroach up to two feet into the side yard) and to provide for one off-street parking space within the corner side yard (minimum eight-foot corner side yard setback required).

2024-CZN-843 / 2024-CAP-843 / 2024-CPL-843 | 6243 East Washington Street | Granted Petitioner's request for continuance for cause to December 19, 2024, with Notice

Warren Township, Council District #14
Tallen Capital Partners, LLC., by Joseph D. Calderon

Rezoning of 6.91 acres from the C-4 district to the MU-2 district to provide for a mixed-use development.

Modification of Commitments related to 2023-PLT-064 to delete Commitment #2(g) and replace with: "Liquorstore, except for a locally or nationally recognized chain such as "Big Red Liquors", "Total Wine and More" or "Bev Mo", which contains at least _____ square feet", to delete Commitment 2(u) and replaced with: "Automobile and light vehicle wash, except for a locally or nationally recognized chain, such as "Crew Car Wash", "Prime Car Wash", or "_____", to delete Commitment #2(t) to delete the word "existing" before the words "renewal terms" (original commitment states "Pawn Shop, provided that the existing tenant, EZ Pawn Indiana, Inc. or permitted successors/assigns may complete the term of its lease, including any existing renewal terms").

Approval of a Subdivision Plat to be known as Amended Irvington Plaza Redevelopment Primary Plat, dividing 15.75 acres into seven lots.

2024-CZN-844 / 2024-CVR-844 | 1366 West County Line Road | **Granted Staff's request for continuance for cause to December 12, 2024 for the amended petitions, with Notice**

Perry Township, Council District #22

Eugene Gradient, Deborah Roush, Janet Massey, and Jenny Perry, by David Gilman

Rezoning of 3.77 acres from the D-A (W-5) district to the D-S (W-5) district to provide for two single-family detached dwellings.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for Parcel I, with a lot width of 130.7 feet, and Parcel II, with a lot width of 30.0 feet (minimum lot width of 150 feet required).

*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 977hjv 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.