

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

I am writing to formally express my opposition to the proposed items [referred to hereafter as "request"] currently under consideration:

- Variance of Development Standards (zero-foot north side yard setback and a 15-foot rear yard setback)
- Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot Two
- Approval of a Subdivision Plat dividing 14.68 acres into two lots.

As a concerned resident, I strongly believe that the approval of this project would have significant negative consequences for our community, and I urge the Commission to disapprove this request.

I believe the request will have the following negative impacts:

1. Safety

- The proposed reduction in property setbacks could increase the risk of accidents, as children and pets may not have adequate space to move safely away from traffic or other dangers. Further, children and pets might inadvertently wander into dangerous areas, including proposed parking facilities.
- Asphalt contained in proposed parking facilities for 250-300 people could contaminate the water supply used by the houses in the immediate vicinity of the proposed development

2. Environmental Concerns

- The proposed paved parking facilities will obstruct natural water drainage and direct rainwater into the adjacent properties, resulting in possible flooding.
- The site currently serves as a habitat for numerous types of wildlife, including Endangered Indiana Bats, Owls, birds, and coyotes.

3. Traffic

- The increased traffic that will result from the development of a church to serve 250-300 people will create dangerous conditions on already overcrowded streets. The current infrastructure cannot accommodate the additional traffic volume, leading to further congestion and safety concerns for pedestrians and drivers alike.

4. **Property Value Impact**

- The approval of this request is likely to decrease the property values of adjoining houses due to the presence of church and parking facilities in such close proximity. This would result in a financial loss for me and significantly reduce the appeal of the area for potential buyers.

5. **Quality of Life**

- Noise and Disruption: Church services, events, and activities—especially those involving large gatherings, music, or loudspeakers—can create noise disruptions in what is currently a quiet, residential area. This can affect the peace and tranquility that residents enjoy, particularly during evenings and weekends when people are at home.
- Loss of Green Space and Aesthetic Appeal: Constructing church and parking facilities for 250-300 people would degrade the visual appeal of the area and reduce the overall quality of life for nearby residents.

6. **Loss of Tax Revenue**

- Collections of property taxes would be reduced if the property is used for religious purposes.

In conclusion, I strongly urge the zoning board to disapprove all aspects of the request. The consequences of proceeding forward with the request far outweigh any potential benefits, and it is in the best interest of our community to preserve the integrity, safety, and character of our neighborhood. I ask that you consider these objections carefully and take the necessary steps to protect our community from the adverse effects of this development.

Thank you for your time and attention to this matter.

Sincerely,

Megan Treesh

Written Name:

Megan Treesh

Address:

6409 Forrest Commons Blvd

Contact Info:

317.374.8390 / mleight123@gmail.com

← Zoning Letter V1.0.docx

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< Zoning Letter V1.0.docx

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Thank you for your time and attention to this matter.

Sincerely,

Written Name: Karen Hynes

Address: 378 Jordan Rd Indpls IN 46217

Contact Info: Karen Hynes

317 833 7714

Kdhynes17@gmail.com

Blackham, Kathleen

From: tom1016022@aol.com
Sent: Tuesday, November 26, 2024 10:17 AM
To: Blackham, Kathleen
Cc: mollyjmccoy127@gmail.com
Subject: Case # 2024-CVR-834(Amended)/2024-CPL-834

Dear Kathleen Blackham, of the Metropolitan Development Commission
Case Number: 2024-CVR-834/2024-CPL-834

I am writing to express my strong opposition to the proposed zoning change for the 6650 S Meridian St and request your reconsideration in light of the serious concerns I have regarding this matter. First and foremost, I would like to draw attention to the adverse impacts that this zoning change would have on the overall character and quality of the surrounding community. The current zoning regulations have been put in place to ensure a harmonious balance between different types of properties, and any deviation from these regulations would disrupt the established environment, leading to a decline in overall property values and the loss of the unique charm that our neighborhood holds.

The original 14.68 acres owned by Jerry Grey was sold to his grandchildren, Jason and Katlyn Geraldine Grey on 7/03/2020. On 03/29/2024, 5 acres were sold to Faith Assembly Of God Indianapolis Inc. The property was was flagged by MCAO because it was not platted and now the entire 14.68 acres remains in the in the name of the seller and is listed as single family dwelling. This is in line with Marion County Land Use Plan which designates the 14.68 acres are specifically for suburban neighborhoods.

Plans for 9.68 acres are being platted and suggested to be used by a second church, the Chin United Pentecostal Church. This raises a red flag. Why would 2 churches divide and share this 14.68 acres. The CUPC wants to build a 10,000 square foot church, an assembly hall and a parking lot to accommodate 340 cars along with a soccer field. There are no proper setbacks to the adjacent properties, putting a parking lot in current residents back yards.

Furthermore, this proposed zoning change could have direct negative consequences for the quality of life of residents in the vicinity. For instance, if the zoning change allows for the construction of a commercial complex or an industrial facility, it would undoubtedly raise concerns related to increased noise pollution, traffic congestion, and potential safety hazards. 300 cars entering and exiting the property on a state highway just 75 yards from a major intersection to the north and 150 yards to a second major intersection to the south will cause serious traffic problems and create situations for accidents.

To maintain proper security in the parking lot, significant lighting will be required making light pollution a serious issue to all adjacent neighborhood properties. I am certain that there will also be a trash issue left from those using the parking lot.

The proposed religious facility with parking lot for over 300 vehicles will cause drainage issues to all surrounding adjacent properties. Since we are all on wells in this neighborhood, the asphalt, oil, antifreeze that would be released onto parking lot would run off onto the ground and there would be contamination of our wells and drinking water. Approval will be injurious to our public health and the general welfare of our community.

With being a religious development, there will be a major loss of tax revenue to the county.

The current residential setting would be significantly affected as it transforms into an area that is incompatible with the comfort and tranquility that homeowners have sought. I urge you to consider the long-term implications of this zoning change, particularly in regard to the potential harm it could cause to the environment, loss of green space, habitat, wildlife (Indiana brown bats, foxes, coyotes, hoot owls), heritage trees and neighborhood peace and quiet.

There are many factors not being taken into consideration by this variance. The land owner wants the variance first and do proper inspections second. There should be a study done first by the MCSWCD (Marion county soil & water conservation district) before moving forward on this. At this time there has been no plan for drainage or retention pond with overflow being offered to us.

Our neighborhood is recognized for its natural beauty and green spaces, and any zoning change that results in deforestation or disturbance to the local ecosystem would not only be detrimental to flora and fauna but also set a precedent for future environmental degradation. We also feel this variance with a parking lot in my back yard will decrease my property value.

The current zoning was purposely put into place to keep this a single dwelling housing area. Considering the aforementioned reasons, I respectfully request you to seriously reconsider the proposed zoning change for the 6650 S Meridian St and deny this variance.

Thomas W Oberting
77 W Loretta Dr
Indianapolis, In. 46217

Blackham, Kathleen

From: Daryl Abney <d.abney@comcast.net>
Sent: Saturday, December 7, 2024 3:21 PM
To: Blackham, Kathleen
Subject: Variance 2024-CVR-834

Kathleen, I am writhing this in opposition to the variance above. I believe it would be detrimental to the area.

Daryl Abney
338 Ventnor Ct
INDPLS 46217.

Blackham, Kathleen

From: Robert Ayan <bobanna1849@gmail.com>
Sent: Saturday, November 23, 2024 8:37 PM
To: Blackham, Kathleen
Subject: Objection to 2024-CVR-834/2024-CPL-834

Members of the Metropolitan Development Commission
Robert and Leeanna Ayan
6688 Lockwood Lane 46217

We object entirely to the Variance of Development Standards

Special Exception of the Zoning and Subdivision Ordinance to provide for religious uses on proposed two lots and Approval of a Subdivision Plat for the 14.68 acres into two lots.

Use of property as requested in the variance would apply significant adverse effects on our neighborhood and the property we own. We just recently purchased this property and feel approval of these would significantly change to the negative, the value and atmosphere of this quiet neighborhood, one of the main reasons we bought here.

Thank you for your consideration

Robert and Leeanna Ayan

Blackham, Kathleen

From: Jeff Borders <jeffborders0@gmail.com>
Sent: Tuesday, December 3, 2024 5:44 PM
To: Blackham, Kathleen; Mollyjmccoy127@gmail.com
Subject: 2024-CVR-834/2024-CPL-834
Attachments: 2024-CVR-8342024-CPL-834.docx

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Mrs. Blackham,

Please find attached my emailed letter of opposition to the proposed variance request for case **2024-CVR-834/2024-CPL-834**. My wife and I appreciate your consideration in this matter as we live nearby this property. We are already affected by the existing church located on Banta Rd. across from our house, and another larger building would definitely adversely affect our neighborhood, property values, and overall ability to maintain a quiet community.

There are several accessible and affordable options for this congregation to locate their new church. There is currently property available in multiple locations nearby, including but not limited to, Southport Rd. West of Harding St. With the new addition of Interstate 69 and the surface road closures/changes that this brings about, additional traffic forced onto S. Meridian St. alone should be reason enough to deny this approval.

Thank you, again, for your consideration on this matter. Please feel free to reach out to me at any time if I can be of assistance.

Regards,

Jeff Borders
317-490-6746

Case Number: 2024-CVR-834 / 2024-CPL-834

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6. Loss of Tax Revenue

- Collections of property taxes would be reduced if the property is used for religious purposes.

7. Consistency In Decisions

- Similar plans at the corner of Southport Rd. and S. Meridian St. have been denied variance approval due to the traffic and noise concerns of residential property owners nearby. This case in particular would be much more impactful for these property owners than the aforementioned plans.

In conclusion, I strongly urge the zoning board to disapprove all aspects of the request. The consequences of proceeding forward with the request far outweigh any potential benefits, and it is in the best interest of our community to preserve the integrity, safety, and character of our neighborhood. I ask that you consider these objections carefully and take the necessary steps to protect our community from the adverse effects of this development.

Thank you for your time and attention to this matter.

Sincerely,

Written Name: Jeff Borders

Address: 6329 Teak Ct. Indianapolis, IN 46217

Contact Info: 317-490-6746

Blackham, Kathleen

From: Paula Bottoms <sunbottoms@gmail.com>
Sent: Saturday, December 7, 2024 9:39 AM
To: Blackham, Kathleen
Cc: mollyjmccoy127@gmail.com
Subject: Hearing 2024 cvr 834, 6650 S Meridian, 46217

Good day.

I would like to provide my feelings on this proposed variance.

My family has been here since 1956 directly behind this property and have stayed because this is a wonderfully peaceful, quiet and calm place to live and raise families.

I feel this proposed variance would disrupt mine and my husbands quality of life. Currently my husband is battling a serious health condition and this commercial use would greatly affect the peace and quiet that we do enjoy at this time.

We are worried about possible contamination of well water from runoff from parking. Also the fumes from all the vehicles in this large parking lot.

We are worried about safety with so much more pedestrian and vehicle traffic right in our backyards. Our privacy would be gone.

With the parking and a soccer field there will be lighting coming in our home 24/7.

Please do not approve this for variance request everyone affected.

Thank you for taking time to read my request ,

Paula Bottoms

Blackham, Kathleen

From: Darryl Brown <drdexter1252@sbcglobal.net>
Sent: Thursday, December 5, 2024 8:13 AM
To: Blackham, Kathleen
Cc: Molly McCoy
Subject: Letter of Opposition to 2024-CMP-834
Attachments: additonalbuildings.jpg; cookhouse1.jpg; cookhouse2.jpg; lifecenterfilephoto.JPG

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Kathleen Blackman,

I am writing this letter to strongly oppose along with every single person that I have personally talked to on this subject the 2024-CVR-834 that is currently being discussed with the next hearing on December 12, 2024.

The rezoning is not in the best interest of this neighborhood and will destroy the aesthetics that attracted the residents here in the first place, and will serve to attract future residents to our great little neighborhood. We will lose thousands of trees and acres upon acres of green space that somewhat isolate our little neighborhood from the severe and overwhelming traffic that is currently on Meridian and even Banta at times. This will be replaced by acres and acres of blacktop, heat, smell, water runoff, wildlife eradication and numerous other negative occurrences. I don't and neither my neighbors understand why acres of greenspace has to disappear regardless of the reason. The sheer size of this property that we are discussing means just acres of precious greenspace will disappear and never be able to be returned back to what little nature that we have left in this city.

This will drastically affect our property values and homeowner turnover for this area, while this is a normal process in any city for people to move out of homes regularly. Established neighborhoods with long term homeowners are the best as we all know each other and rely on neighbors taking care of their property, and raising families here. The recent construction of the corner of Meridian and Banta rerouted thousands of cars per day thru our quaint dead end street neighborhood which disrupted even our ability to take care of our yards and fetching our mail. The proposed changes will allow several hundred cars per meeting on Meridian all at once that will again use Loretta and Lockwood to bypass the added congestion of 300 plus cars out of their meetings at one time. One only has to look at the new mega churches that look like poles barns that have been constructed on old Meridian and Southport roads that have similar number of parking accommodations. These churches have hired policeman to stop traffic to allow the people that go to the gatherings to all leave at the same time. Also, I have included some photos and satellite shots of the current churches that have obviously got zoning to approve the zero build setbacks and have taken full advantage of it by actually not only paving up to the adjoining property lines, but also building within inches of the property lines. The church on Southport has built some sort of open-air food preparation block building with a tin roof in back of that church that routinely has smoke and fumes pouring out of it. We certainly do not want that to happen in this neighborhood. Those poor people have no backyard view except a block building in the foreground that is built on zero setback, and the massive church and life center in the background that is directly behind the kitchen.

I can speak for myself and others in saying that if the proposed building and no greenspace, no trees and acres of asphalt, and a ten thousand square foot facility was there when we were looking to buy a home that we would not have bought, we would have sought out other neighborhoods, but so many other neighborhoods are huge in size and traffic. This neighborhood is nice and quiet. The church at Southport Road also has seven scheduled meetings week, this does not include any special events that are likely to occur at great frequency given the size of the congregation and the amount of youth that are in the congregations. Birthdays, graduations, weddings, etc....

I would say the neighborhood would change so drastically that it would be impossible to even be close to what it is now. I would predict flight out of the neighborhood and massive flight would mean declining property values in a neighborhood that is so very unique and special.

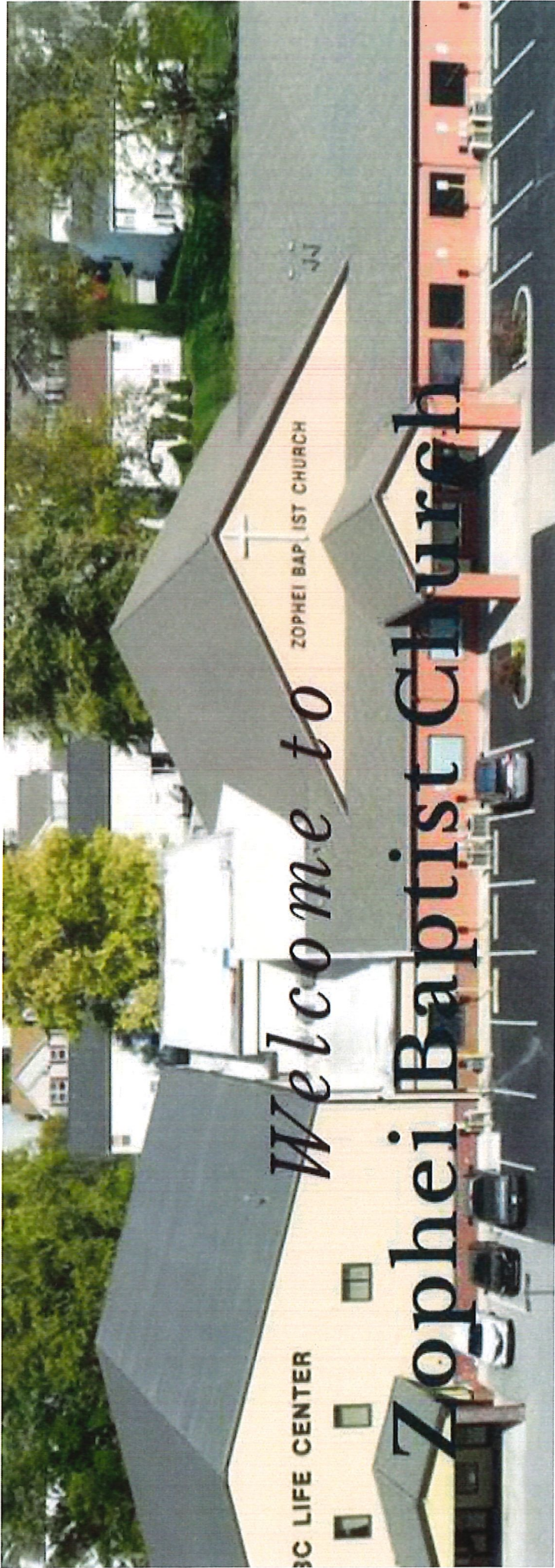
I have attached several photos of the Chin church at 2620 West Southport Road. The crappy looking homemade tin building is where they cook. They cook in big kettles with open flame and steam pouring out of the doors that they open when they cook. I believe they cook the day before and/or during their meetings every week there for their congregation. It is not a pretty site when they are cooking. They open the doors, the big garage type doors because as you can see, they do not have any ventilation to exhaust the fumes or to somehow mitigate the odors that drift into the neighborhood to the north, northeast, and northwest of the "kitchen". It appears that this building is already deteriorating, about 20 foot tall or better, and is leaning toward the "Life Center" that might be a gymnasium that is about 60 feet tall, and is huge. See attached photos. Also, another photo of other structures built on or very close to the property line.

Darryl Brown 6532 Lockwood









Blackham, Kathleen

From: Clarke Kahlo <ckahlo@toast.net>
Sent: Monday, December 9, 2024 1:35 PM
To: Blackham, Kathleen
Cc: PlannerOnCall
Subject: fw: 2024-CVR-834, 6650 S. Meridian-- urge Denial

Kathleen,

I've corrected the acreage figure in the below forwarded copy. I understand it is 14.68 acres being petitioned, and not 9 acres. Please disregard my previous email on this petition.

Clarke Kahlo

From: "Clarke Kahlo" <ckahlo@toast.net>
Sent: Monday, December 9, 2024 1:23 PM
To: "Blackham, Kathleen" <Kathleen.Blackham@indy.gov>
Subject: 2024-CVR-834, 6650 S. Meridian-- urge Denial

Kathleen and MDC,

My state representative (Edward Delaney) has recently publicly lamented that property taxes are an increasing burden on Marion County homeowners. Under this petition, another 14.68 acres (adjoining to the north and east of an existing church) would become exempt from property taxes.

Indianapolis already has an excess of tax exempt property what with so many churches and the vast array of governmental offices and other public-welfare organizations located here.

However, my main concern is that the petitioned property appears to contain about 7 acres of mature woodland which would be destroyed.

It appears that the nearly 15-acre tract could easily accommodate 3 single family homes without any tree removal. That is the highest and best use, in my opinion.

Urge DENIAL.

Clarke Kahlo

December 4, 2024

Ms. Kathleen Blackham
Senior Planner of Indianapolis, IN
200 E. Washington Street
Indianapolis, Indiana 46204

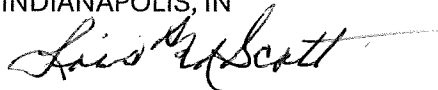
Dear Ms. Blackham:

My husband and I wish to petition (if this part of our petition isn't too late) against the 5 acres of home and pole building to be built at 6650 South Meridian Street, Indianapolis, IN.

SECONDLY, WE WISH TO PETITION, WITH SIGNIFICANT CONCERN, THE BUILDING OF AN ASSEMBLY HALL, A SOCCER FIELD AND PAVED PARKING LOT FOR 300+ CARS AT 6650 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN. THE NOISE WOULD BE UNIMAGINABLE, TRAFFIC UNTHINKABLE, NOT TO MENTION LIGHTING POLLUTION AND DRAINAGE ISSUES.

OUR HOME AREA NEAR THIS SITE IS A QUIET/PEACEFUL PLACE OF RESIDENCE, WITH MANY OWNERS RETIRED. HOWEVER, DUE TO ANOTHER CHURCH, YARDS FROM ACROSS OUR STREET, WE MUST RETREAT INSIDE OUR HOMES IN SUMMER AND FALL DUE TO THE OVERABUNDANCE OF NOISE COMING FROM THEIR SOFTBALL/SOCCER FIELD.

PLEASE CONSIDER OUR PETITION AGAINST THE ABOVE BUILDINGS AT 6650 SOUTH MERIDIAN, INDIANAPOLIS, IN



LOIS AND SCOTT COMRIE

CC: MOLLY MCCOY

*G. Scott & Lois Comrie
323 Connecticut Circle
Indianapolis, IN 46217*

Case Number: 2024-CVR-834 / 2024-CPL-834

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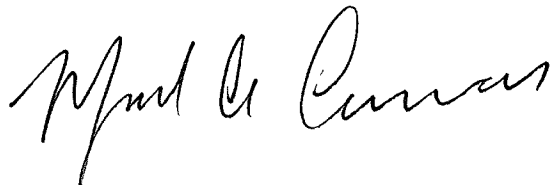
Thank you for your time and attention to this matter.

Sincerely,

Written Name: Mark A Currans

Address: 6558 Ventnor Lane Indpls, IN 46217

Contact Info: 317-363-0093 mcurrans@outlook.com



December 5, 2024

RE: Case Number: 2024-CVR-834 / 2024-CPL-834

**Request: Variance of Development Standards and a
Special Exception For Religious Uses
Approval of Subdivision plat**

Objection By: Robert S. Daly, M.D.

My wife and I live at 106 W. Southport Road, the first driveway west of the Southport Road / Meridian Street intersection. **We oppose the Request, referenced above, and ask that you deny it in its entirety.**

Traffic congestion is a terrible problem on South Meridian Street. There have been several previous attempts to rezone the southeast corner of Southport Road and Meridian Street. The Staff Report on 2022-ZON-015 stated that the zoning change request **“would not be consistent with the Plan recommendation of very low density residential development and would represent intense commercial encroachment into a solidly residential neighborhood that surrounds this site.”**

The proposed variance and special exception to provide for religious purposes set for hearing on December 12, 2024 **“would not be consistent with the Plan recommendation of very low density residential development and would only exacerbate the traffic congestion in a solidly residential neighborhood that surrounds this site.”** Approval of the variance and special exception for religious purposes would clearly be detrimental to the residents and their families in the area and all motor vehicles using S. Meridian Street.

The subject property is zoned D-A (Dwelling Agricultural District). A single family dwelling is intended to be permitted as part of agricultural uses. **A secondary provision of this district is large estate development of single family dwellings.** The subject real estate is surrounded by single family residential developments to the north, east, south and west and is not compatible with the existing neighborhood.

(continued)

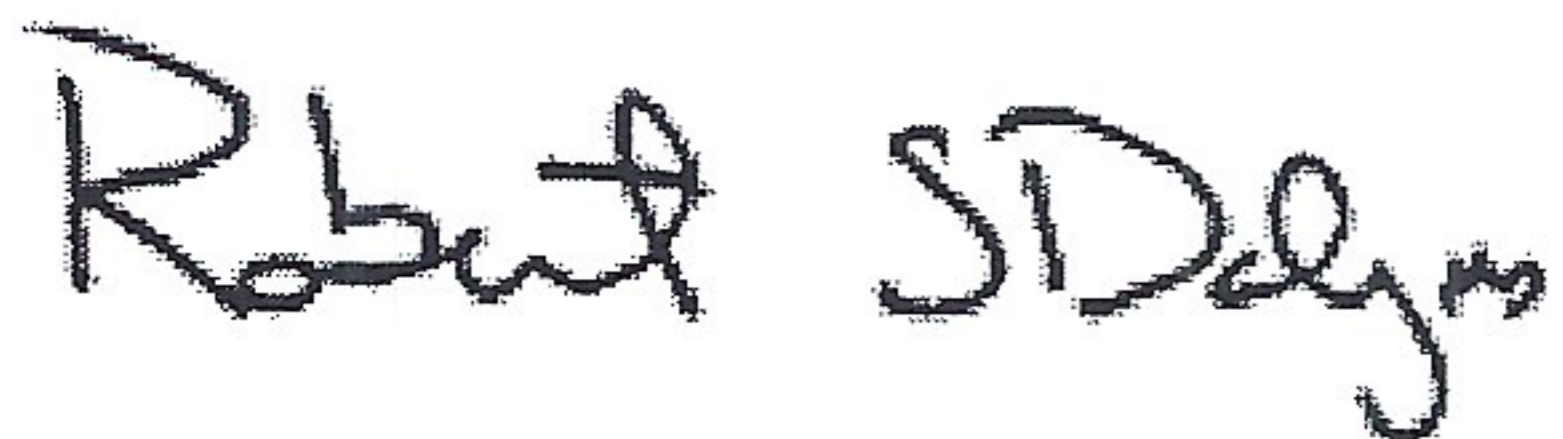
Objection. Robert S. Daly, M.D.

Page 2

We are aware that the Faith Assembly Of God Indianapolis, Inc., purchased five (5) acres of the 14.68 acre tract (Lot 2) from the Greys, retaining 9.68 acres. Prior to selling the five (5) acre tract (Lot 2) to Faith Assembly Of God, the Greys failed to properly plat the property and obtain the approval thereof by the Metropolitan Development Commission / City of Indianapolis. Lot 2 does not have the setbacks required by their architectural drawing and we certainly object to any deviation from the setback requirements required by the City of Indianapolis.

It is my opinion that if the Special Exception for religious uses is approved for the Chin United Pentecostal Church with respect to Lot 1, a petition for the same Special Exception for religious uses will be filed on behalf of the Faith Assembly Of God for Lot 2. Then the neighborhood will have two churches substantially adding to the traffic congestion along South Meridian Street. The added traffic gridlock in the area will devalue the existing homes in the area, which is also a big concern for me.

I realize that the homeowners living adjacent to the 14.68 acres have additional concerns, and I won't attempt to address those issues here. However, I would point out that we have a shortage of housing, interest rates are coming down and the property could easily be developed and sold as single family dwellings, consistent with the Plan recommendation of very low density residential development in a solidly residential neighborhood that surrounds this site.

A handwritten signature in black ink that reads "Robert S. Daly, MD". The signature is written in a cursive, slightly slanted style.

Robert S. Daly, MD, JD, FCCP

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

I am writing to formally express my opposition to the proposed items [referred to hereafter as "request"] currently under consideration:

- Variance of Development Standards (zero-foot north side yard setback and a 15-foot rear yard setback)
- Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot Two
- Approval of a Subdivision Plat dividing 14.68 acres into two lots.

As a concerned resident, I strongly believe that the approval of this project would have significant negative consequences for our community, and I urge the Commission to disapprove this request.

I believe the request will have the following negative impacts:

1. Safety

- The proposed reduction in property setbacks could increase the risk of accidents, as children and pets may not have adequate space to move safely away from traffic or other dangers. Further, children and pets might inadvertently wander into dangerous areas, including proposed parking facilities.
- Asphalt contained in proposed parking facilities for 250-300 people could contaminate the water supply used by the houses in the immediate vicinity of the proposed development

2. Environmental Concerns

- The proposed paved parking facilities will obstruct natural water drainage and direct rainwater into the adjacent properties, resulting in possible flooding.
- The site currently serves as a habitat for numerous types of wildlife, including Endangered Indiana Bats, Owls, birds, and coyotes.

3. Traffic

- The increased traffic that will result from the development of a church to serve 250-300 people will create dangerous conditions on already overcrowded streets. The current infrastructure cannot accommodate the additional traffic volume, leading to further congestion and safety concerns for pedestrians and drivers alike.

4. Property Value Impact

- The approval of this request is likely to decrease the property values of adjoining houses due to the presence of church and parking facilities in

such close proximity. This would result in a financial loss for me and significantly reduce the appeal of the area for potential buyers.

5. Quality of Life

- Noise and Disruption: Church services, events, and activities—especially those involving large gatherings, music, or loudspeakers—can create noise disruptions in what is currently a quiet, residential area. This can affect the peace and tranquility that residents enjoy, particularly during evenings and weekends when people are at home.
- Loss of Green Space and Aesthetic Appeal: Constructing church and parking facilities for 250-300 people would degrade the visual appeal of the area and reduce the overall quality of life for nearby residents.

6. Loss of Tax Revenue

- Collections of property taxes would be reduced if the property is used for religious purposes.

In conclusion, I strongly urge the zoning board to disapprove all aspects of the request. The consequences of proceeding forward with the request far outweigh any potential benefits, and it is in the best interest of our community to preserve the integrity, safety, and character of our neighborhood. I ask that you consider these objections carefully and take the necessary steps to protect our community from the adverse effects of this development.

Thank you for your time and attention to this matter.

Sincerely,

Written Name: Brian Davey

Address: 205 Jordan Road, Ind., In. 46217

Contact Info: BPDavey@comcast.net

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Ms. Blackham & Members of the MDC:

I am writing this letter to inform you that I am in strong opposition to the above case numbers request for the property known as 6650 S. Meridian Street. I am not opposed to the "Special Exception for religious purposes". I support religious freedom. I am opposed to the Church Campus development as a whole because it raises real and serious concerns for the community/neighborhood surrounding the property. There are serious health, safety and general welfare risks our community would be exposed to if a "Special Exception" was approved. As shown on the print provided by the Petitioner & Chin United Pentecostal Church the risks are as follows:

Health: There are 66 single family homes that are located on the Streets located to the North, South and West of the proposed lot (Loretta, Lockwood and Jordan) all of which our only source of water is from our wells. As shown on print around six (6) of the nine (9) acres will be converted from natural green space to asphalt parking lot. The runoff created from rains can carry pollutants like oils, car fluids (gas, brake, transmission, power steering), tire particles as well as dirt, dust and grime. Which can all be washed off and carried into surrounding yards and leech into our aquifers. Also, routine maintenance of Sealcoating which can contain coal and tar. Again, can be carried off by rains and leech into our only source of drinking, cooking and bathing water.

Safety: Six (6) acres of parking present a huge safety risk. Of the 66 single family homes in the existing neighborhood 16 homes would directly share property lines (backyards used for family enjoyment) with proposed property. The supplied print allows parking for 301 vehicles. This presents the unnecessary risk of children wandering into the church parking lot to retrieve a ball or pet or countless other reasons and being accidentally hit and potentially a serious injury from a vehicle. It also creates a safety concern for vehicles that might accidentally veer off of the parking lot and strike someone standing, playing or working in their own property. Or perhaps veer off of the parking lot and due damage to personal property.

I also feel that 301 vehicles trying to exit the property at one time traveling East bound with the only option to turn North or South on State Road 135 is a huge traffic hazard. S.R. 135 with two lanes of South bound traffic, 2 lanes of North bound traffic and a Center Lane for traffic to turn West bound on either Loretta or Jordan (with this proposed exit in the middle) traveling from the North and South with a posted speed limit of 45mph does not allow for a safe exit for the members of the church as well as all drivers using a very busy state road.

WellBeing and Incompatibility with existing neighborhood: Allowing this request would greatly affect our wellbeing and quality of life. The whole idea of an 8,000-10,000 sq ft building as well as an attached 4,000 sq ft Event Hall so total of around 14,000 sq. ft. bldg., Six acres of parking lot and a Soccer field is not compatible with our ½ acre single-family homes' neighborhood. It just doesn't fit the existing dynamics of our community. The list of reasons our quality of life would be diminished is endless. Noise pollution from 300+ cars at 9pm at night, Light pollution from 600 headlights from vehicles shining into our homes. Light Pollution from dawn to dusk parking lot lights just to name a few.

Approval of Dividing 14.68 acres into 2 lots: I am in opposition to this request as it is shown on supplied print. I assume the smaller lot; I believe to be lot two (2) will retain the D-A Zoning. As shown on print

supplied by petitioner the layout of this lot does not meet the dimensional standards according to table 742-103-1 from Marion County. The setbacks for Minimum depth of rear yard as well as setbacks for Minimum width of side yard (aggregate) are not meet.

I am not opposed to the dividing of the property but it seems it needs to be re-platted to meet the Dimensional Standards of D-A Zoning.

Thank you for your time.

Sincerely,

Eric McCoy

127 W. Loretta Dr 46217

317-748-8253

Blackham, Kathleen

From: Molly McCoy <mollyjmccoy127@gmail.com>
Sent: Sunday, December 8, 2024 9:46 AM
To: Blackham, Kathleen
Subject: Fwd: 6650 S Meridian

----- Forwarded message -----

From: Andrea Fleck <andyjean48@sbcglobal.net>
Date: Sun, Dec 8, 2024 at 8:37 AM
Subject: 6650 S Meridian
To: <mollyjmccoy127@gmail.com>

Sent from my iPhone

Dear Molly, I would like to oppose the variance proposal for 6650 S. Meridian . I believe that needs to remain residential. There will be traffic concerns as well as concerns for the residential properties surrounding the proposed property. We live in Park Place and the neighbors whose properties share a boundary line with the Chin Church to the east of us have to deal constantly with volleyball and soccer players until sometimes 10pm. It really disturbs the peace and quiet of the neighborhood as well as harming the property values.

Thank You,
Andrea Fleck

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

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6. **Loss of Tax Revenue**

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In conclusion, I strongly urge the zoning board to disapprove all aspects of the request. The consequences of proceeding forward with the request far outweigh any potential benefits, and it is in the best interest of our community to preserve the integrity, safety, and character of our neighborhood. I ask that you consider these objections carefully and take the necessary steps to protect our community from the adverse effects of this development.

Thank you for your time and attention to this matter.

Sincerely,

Written Name:

Mary Baumann
GARY BAUMANN

Address:

350 VENTNOR COURT 46217

Contact Info:

gbaumann55@aol.com

Blackham, Kathleen

From: Jerry McAfee <jerrymcafee@gmail.com>
Sent: Thursday, December 12, 2024 2:12 PM
To: Blackham, Kathleen
Cc: Kraig Platt; Molly McCoy
Subject: Case Number: 2024-CVR-834 / 2024-CPL-834

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Ms. Blackham:

We live in the Forrest Commons neighborhood, directly east of 6550 Meridian Street. Our opposition to the proposed use of this property is based on the document below which clearly defines the property's use as for "a single-family dwelling." Also, the proposal calls for two buildings, driveways and a 300+ parking lot which would substantially exceed the D-A District Dimensional Standards requiring 85% minimum open space. **Therefore, we strongly oppose the request for zoning variance as this property's owners have requested.**

Thank you for your attention to this matter.

Jerry A. McAfee
Diana L. McAfee
6564 Robin Hood Drive
Indianapolis, IN 46227

Dwelling Agricultural District (D-A)

1. Purpose

The D-A district holds the agricultural lands of Marion County and provides for a variety of agricultural uses. It is intended to provide for animal and poultry husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, apiaries, aquaculture, hydroponics, together with necessary, accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products; or lands devoted to a soil conservation or forestry management program. A single-family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. This district fulfills the very low density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities.

TABLE 742-103-1

D-A DISTRICT DIMENSIONAL STANDARDS

LOT STANDARDS	
Minimum lot area	3 acres
Minimum lot width	250 ft.
Minimum street frontage	125 ft.
Minimum open space	85%
SETBACKS	
Minimum depth front yard	See Table 744-201-1
Minimum width of side yard	30 ft.
Minimum width of side yard (aggregate)	75 ft.
Minimum depth of rear yard	75 ft.
BUILDING STANDARDS	
Maximum height of primary building	35 ft.
Maximum height of accessory building	24 ft.
Minimum main floor area (1-story)	1 200 sq. ft.
Minimum main floor area (above 1-story)	800 sq. ft.

This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.

*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

I am writing to formally express my opposition to the proposed items [referred to hereafter as "request"] currently under consideration:

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As a concerned resident, I strongly believe that the approval of this project would have significant negative consequences for our community, and I urge the Commission to disapprove this request.

I believe the request will have the following negative impacts:

1. Safety

- The proposed reduction in property setbacks could increase the risk of accidents, as children and pets may not have adequate space to move safely away from traffic or other dangers. Further, children and pets might inadvertently wander into dangerous areas, including proposed parking facilities.
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2. Environmental Concerns

- The proposed paved parking facilities will obstruct natural water drainage and direct rainwater into the adjacent properties, resulting in possible flooding.
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3. Traffic

- The increased traffic that will result from the development of a church to serve 250-300 people will create dangerous conditions on already overcrowded streets. The current infrastructure cannot accommodate the additional traffic volume, leading to further congestion and safety concerns for pedestrians and drivers alike.

4. Property Value Impact

- The approval of this request is likely to decrease the property values of adjoining houses due to the presence of church and parking facilities in such close proximity. This would result in a financial loss for me and significantly reduce the appeal of the area for potential buyers.

5. Quality of Life

- Noise and Disruption: Church services, events, and activities—especially those involving large gatherings, music, or loudspeakers—can create noise disruptions in what is currently a quiet, residential area. This can affect the peace and tranquility that residents enjoy, particularly during evenings and weekends when people are at home.
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- Collections of property taxes would be reduced if the property is used for religious purposes.

In conclusion, I strongly urge the zoning board to disapprove all aspects of the request. The consequences of proceeding forward with the request far outweigh any potential benefits, and it is in the best interest of our community to preserve the integrity, safety, and character of our neighborhood. I ask that you consider these objections carefully and take the necessary steps to protect our community from the adverse effects of this development.

Thank you for your time and attention to this matter.

Sincerely,

Tricia Jones Morgan Jones

Written Name: Morgan and Tricia Jones

Address: 6644 Ventnor Ln, Indianapolis 46217

Contact Info: 317-764-6664; triciakjones19@gmail.com

Blackham, Kathleen

From: Clarke Kahlo <ckahlo@toast.net>
Sent: Sunday, December 29, 2024 1:39 PM
To: Blackham, Kathleen
Cc: PlannerOnCall; Whitaker, Nancy G.
Subject: 2024-CVR-834, 6650 S. Meridian Street

Hello Kathleen and the MDC Hearing Examiner,

Below is additional information which will hopefully help to inform a decision to deny 2024-CVR-834 when it's heard on January 9th.

On September 23, 2024, at a public hearing by the Indianapolis City-County Council, the Indiana Forest Alliance and 18 residents throughout Indianapolis urged the allocation of significant funding for woodland preservation within the City's 2025 budget.

Their inspired testimony was recorded by WCTY-16, the public access channel. It was compelling citizen testimony urging preservation of our natural heritage. By a resolution, the full Council enthusiastically supported the requested funding earmark. Here is the link to the compiled citizen comments. I hope you can spare a few minutes to review it.

[IN Forest Alliance testimony at Indianapolis City Council September 23, 2024](#)

We would have a more livable and sustainable community if we can restrain the urge to "pave paradise and put in a parking lot".(borrowing a lyric from a popular 1970 song by Joni Mitchell).

In my opinion, the proposed church use would not result in care for the Creation, but rather needlessly destroy it. Residential use would be much more appropriate and far less destructive. It would substantially preserve approximately 7 acres of woods on the site because it appears that at least 3 residential lots could be located on mostly open ground.

Clarke Kahlo

Blackham, Kathleen

From: Mary Klene <m.klene@yahoo.com>
Sent: Monday, December 9, 2024 11:15 AM
To: Blackham, Kathleen
Subject: Variance Number 2024-CVR-834(Amended)/2024-CPL-834

Kathleen and to whom it may concern,

In regards to the variance that is proposed for 2024-CVR-834(Amended)/2024-CPL-834, we are opposed to the petitioner's plan of operation for the property for reasons outlined below.

This variance would allow for a large amount of traffic to be generated in this area, which could be a site for many accidents as people try to enter and/or leave the property due to the location of the property adjacent to an already congested 5 lane road with a 45 mph speed limit and no stoplights at that site. Due to the proximity of the property to the two crossroads with lights, it does not seem feasible that a stop light could be added there. Based on the proposal, the number of cars that could be using this property are indeterminate at this time but could well exceed 300, based on two church facilities and soccer fields that are proposed.

It's also bringing lots of new people to the area for events at the property that proposes to include 2 churches, not just for weekend services, which could negatively affect the adjacent neighborhoods with noise and the possibility of crime. Most likely there will be different events happening at various times other than just the weekend services and, because they are different churches with different attendees and events, those events will not be coordinated on designated days. The number of this type of events are unknown, as are the attendance at any of those future events. These neighbors would be forced to live with the noise, trash, and light pollution, and an inability to know who has accessed that property with the purpose of committing crimes in the neighboring areas. Because all these neighborhoods are connected, any perpetrators have access all the way from Meridian Street on the east, to Bluff on the West, and the neighboring additions off Banta and Southport Road on the north and south, respectively.

With the addition of the proposed variance, there is the possibility that property values could be negatively affected, which then affects the property owners with tax and property resale issues.

There are also residents in the neighboring areas who utilize wells. With the runoff from this property, the residents could be subject to contamination of their water.

And finally, this is a well-defined residential area, with no businesses in the area. Having a business, even a religious one, is outside of the definition of this area.

Thank you for your consideration,
Steve and Mary Klene

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

I am writing to formally express my opposition to the proposed items [referred to hereafter as "request"] currently under consideration:

- Variance of Development Standards (zero-foot north side yard setback and a 15-foot rear yard setback)
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I believe the request will have the following negative impacts:

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6. **Loss of Tax Revenue**

- Collections of property taxes would be reduced if the property is used for religious purposes.

In conclusion, I strongly urge the zoning board to disapprove all aspects of the request. The consequences of proceeding forward with the request far outweigh any potential benefits, and it is in the best interest of our community to preserve the integrity, safety, and character of our neighborhood. I ask that you consider these objections carefully and take the necessary steps to protect our community from the adverse effects of this development.

Thank you for your time and attention to this matter.

Sincerely,

Written Name:

Kendra Knott

Address:

6715 Robin Hood Ct Indpls, IN 46227

Contact Info:

(317) 509-1589

Blackham, Kathleen

From: Whitney Kuntz <kuntzwhitney@gmail.com>
Sent: Thursday, December 19, 2024 10:50 AM
To: Blackham, Kathleen
Cc: mollyjmccoy127@gmail.com
Subject: Opposition to Variance Request 2024-CVR-834(Amended)/2024-CPL-834

To Whom It May Concern,

This letter expresses our opposition to the petitioner's plan of operation for the property subject to variance request 2024-CVR-834(Amended)/2024-CPL-834.

Traffic Concerns:

- * The proposed development will significantly increase traffic on an already congested 5-lane road with a 45 mph speed limit and no stoplights at the site.
- * The location adjacent to this busy roadway increases the risk of accidents due to increased traffic ingress/egress.
- * The proximity to existing intersections with traffic signals makes the installation of a new signal at this location unlikely.
- * The proposed development, including two churches and soccer fields, has the potential to generate excessive traffic, potentially exceeding 300 vehicles.

Impact on Adjacent Neighborhoods:

- * The development will bring a large influx of people to the area for various events, including weekend services and other activities.
- * This will likely result in increased noise, potential for increased crime, and disruption to the peaceful residential character of the surrounding neighborhoods.
- * The lack of coordination between the two churches regarding event schedules will exacerbate these impacts.
- * Residents will experience noise, light pollution, and potential security concerns due to the increased and unpredictable activity on the property.
- * The interconnected nature of the surrounding neighborhoods increases the vulnerability of residents to potential criminal activity originating from the property.

Impact on Property Values:

- * The proposed development may negatively impact property values in the surrounding area, resulting in financial hardship for residents due to decreased property tax assessments and reduced resale values.

Environmental Concerns:

- * Runoff from the property may potentially contaminate the wells of nearby residents.

Zoning Compatibility:

- * The proposed development, including commercial religious use, is incompatible with the existing residential zoning of the area.

We urge the relevant authorities to carefully consider these concerns and deny the variance request.

Whitney Kuntz
317-679-4895

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

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Thank you for your time and attention to this matter.

Sincerely,

Lynn S. Baumann

Written Name:

LYNN BAUMANN

Address:

350 VENTNOR COURT 46217

Contact Info:

lbau314@aol.com

Case Number: 2024-CVR-834 / 2024-CPL-834

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- Noise and Disruption: Church services, events, and activities—especially those involving large gatherings, music, or loudspeakers—can create noise disruptions in what is currently a quiet, residential area. This can affect the peace and tranquility that residents enjoy, particularly during evenings and weekends when people are at home.
- Loss of Green Space and Aesthetic Appeal: Constructing church and parking facilities for 250-300 people would degrade the visual appeal of the area and reduce the overall quality of life for nearby residents.

6. **Loss of Tax Revenue**

- Collections of property taxes would be reduced if the property is used for religious purposes.

In conclusion, I strongly urge the zoning board to disapprove all aspects of the request. The consequences of proceeding forward with the request far outweigh any potential benefits, and it is in the best interest of our community to preserve the integrity, safety, and character of our neighborhood. I ask that you consider these objections carefully and take the necessary steps to protect our community from the adverse effects of this development.

Thank you for your time and attention to this matter.

Sincerely,

Lynn S. Baumann

Written Name:

LYNN BAUMANN

Address:

350 VENTNOR COURT 46217

Contact Info:

lba314@aol.com

12/8/2024

To: Kathleen Blackham, City of Indianapolis

From: Larry J. Fleck, Home owner

Re: 2024-CVR-834 (Amended) / 2024-CPL-834
Property at 6650 S. Meridian St.

As a nearby homeowner and long time resident, I am writing to voice my opposition to this referenced variance petition. Several of my reasons are as listed below.

- The proposed development violates the historical use of this site.
- It also is not consistent with the surrounding residential nature of all of the surrounding and nearby properties.
- The proposed use of this site is much more dense than the surrounding properties and area. I further fear the ~~the~~ various infrastructure elements cannot support such an intensive usage.
- The proposed variance from well established development standards - especially setbacks - seems untenable.
- It would also especially impact immediately adjacent neighbors and the use of their properties.

I voice my concern and ~~oppt~~ opposition both as a nearby property owner and as a retired professional civil engineer. Should you wish to discuss, my phone # is 317-339-8051.

Larry J. Fleck
Larry J. Fleck
406 Caroline Court

Blackham, Kathleen

From: Molly McCoy <mollyjmccoy127@gmail.com>
Sent: Wednesday, December 4, 2024 5:47 PM
To: Blackham, Kathleen
Subject: Letter of Opposition for 6650 South Meridian

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hi Kathleen,

Here are 2 more letters I gathered. Thank you.

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

I am writing to formally express my opposition to the proposed items [referred to hereafter as "request"] currently under consideration:

- Variance of Development Standards (zero-foot north side yard setback and a 15-foot rear yard setback)
- Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot Two
- Approval of a Subdivision Plat dividing 14.68 acres into two lots.

As a concerned resident, I strongly believe that the approval of this project would have significant negative consequences for our community, and I urge the Commission to disapprove this request.

I believe the request will have the following negative impacts:

1. Safety

- The proposed reduction in property setbacks could increase the risk of accidents, as children and pets may not have adequate space to move safely away from traffic or other dangers. Further, children and pets might inadvertently wander into dangerous areas, including proposed parking facilities.
- Asphalt contained in proposed parking facilities for 250-300 people could contaminate the water supply used by the houses in the immediate vicinity of the proposed development

2. Environmental Concerns

- The proposed paved parking facilities will obstruct natural water drainage and direct rainwater into the adjacent properties, resulting in possible flooding.
- The site currently serves as a habitat for numerous types of wildlife, including Endangered Indiana Bats, Owls, birds, and coyotes.

3. Traffic

- The increased traffic that will result from the development of a church to serve 250-300 people will create dangerous conditions on already overcrowded streets. The current infrastructure cannot accommodate the additional traffic volume, leading to further congestion and safety concerns for pedestrians and drivers alike.

4. **Property Value Impact**

- The approval of this request is likely to decrease the property values of adjoining houses due to the presence of church and parking facilities in such close proximity. This would result in a financial loss for me and significantly reduce the appeal of the area for potential buyers.

5. **Quality of Life**

- **Noise and Disruption:** Church services, events, and activities—especially those involving large gatherings, music, or loudspeakers—can create noise disruptions in what is currently a quiet, residential area. This can affect the peace and tranquility that residents enjoy, particularly during evenings and weekends when people are at home.
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In conclusion, I strongly urge the zoning board to disapprove all aspects of the request. The consequences of proceeding forward with the request far outweigh any potential benefits, and it is in the best interest of our community to preserve the integrity, safety, and character of our neighborhood. I ask that you consider these objections carefully and take the necessary steps to protect our community from the adverse effects of this development.

Thank you for your time and attention to this matter.

Sincerely,

Raymond + Athena Martin

Written Name: Raymond + Athena Martin

Address: 16515 Lockwood La, Indpls IN 46217

Contact Info: 317-435-8954

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

I am writing to formally express my opposition to the proposed items [referred to hereafter as "request"] currently under consideration:

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Thank you for your time and attention to this matter.

Sincerely, Teague Walters

Written Name: Teague Walters

Address: 6512 Lockwood Ln, Indianapolis, IN

Contact Info: teague.walters@gmail.com

Case Number: 2024-CVR-834 / 2024-CPL-834

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Thank you for your time and attention to this matter.

Sincerely,

Written Name:

Ryan and Michele Mayfield

Address:

135 W. Loretta Dr. 40217

Contact Info:

3177273121 / 8125524868

Blackham, Kathleen

From: Jerry McAfee <jerrymcafee@gmail.com>
Sent: Sunday, December 1, 2024 3:14 PM
To: Blackham, Kathleen
Cc: mollyjmccoy127@gmail.com; Kraig Platt
Subject: Case Number: 2024-CVR-834 / 2024-CPL-834

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Ms. Blackham and members of the Metropolitan Development Commission:

We live in the Forrest Commons neighborhood, directly east of 6550 Meridian Street, the property specified in the above case number. Our opposition to the proposed use of this property is based on the document below which clearly defines the property's use as for "a single-family dwelling." Also, the proposal calls for two buildings, driveways and a 300+ parking lot. This would substantially exceed the D-A District Dimensional Standards requiring 85% minimum open space. **Therefore, we strongly oppose this property owners' request for a zoning variance.**

Dwelling Agricultural District (D-A)

1. Purpose

The D-A district holds the agricultural lands of Marion County and provides for a variety of agricultural uses. It is intended to provide for animal and poultry husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, apiaries, aquaculture, hydroponics, together with necessary, accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products; or lands devoted to a soil conservation or forestry management program. A single-family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. This district fulfills the very low density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities.

TABLE 742-103-1 D-A DISTRICT DIMENSIONAL STANDARDS	
LOT STANDARDS	
Minimum lot area	3 acres
Minimum lot width	250 ft.
Minimum street frontage	125 ft.
Minimum open space	85%
SETBACKS	
Minimum depth front yard	See Table 744-201-1
Minimum width of side yard	30 ft.
Minimum width of side yard (aggregate)	75 ft.
Minimum depth of rear yard	75 ft.
BUILDING STANDARDS	
Maximum height of primary building	35 ft.
Maximum height of accessory building	24 ft.
Minimum main floor area (1-story)	1200 sq. ft.
Minimum main floor area (above 1-story)	800 sq. ft.

This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.
*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.

Thank you for your attention to this matter.

Jerry A. McAfee
Diana L. McAfee
6564 Robin Hood Drive
Indianapolis, IN 46227

Case Number: 2024-CVR-834(amended)/2024-CPL-834

Ms. Kathleen Blackham,

I am writing this letter in clear opposition of the above mentioned proposal for the property at 6650 South Meridian.

My husband and I bought this house almost 25 years ago and have made it and this community a well loved home.

The very proposal of changing the 15 acres that back up to our yard and so many others that reside on Lockwood, Jordan and Loretta Drives, from residential property to anything else is believed by everyone that I spoke to, a negative impact on our quality of lives. I/We are frustrated as a community that "the deal" can get changed on us. Not one of us bought our homes with the desire that the 15 acres of residential property between us could be filled with 1-2 church/community campuses. I have never navigated anything like this before but I am frustrated as a homeowner. I believe that zoning laws were put in place to protect these exact situations and while this is not a rezoning it feels that this Special Exception is using an attempt to give permissions to one group(CUPC) access to change the deal for all of the long time residents surrounding this residentially land locked property. If my own church, the one that my entire family is very active in, wanted to move here, I would oppose it. It just does not "fit" in a neighborhood that is already established.

In a meeting with the realtor, members of the CUPC, shared with my husband that they had a church and an assembly hall. They stated that their current church is 10,000 square feet and on Page Two of the petition they are describing an 8000 square foot building plan they want to build for their growth. This very statement validates negating any sympathy I might have had for the CUPC about not having space to worship. Furthermore, while the attempt at a Special Exception for religious purposes appears to be more readily acquired, I question how a soccer field and assembly hall can fall under this category.

The positioning of our home is such that the original plot plan has a perimeter road directly on our property line. The idea that cars can be circling the church directly on the other side of my property line, just right next to where my boys, dog and husband play is an ask that seems ridiculous.

The CUPC repeatedly reports they have a peaceful assembly. There is nothing peaceful about 300 cars exiting a parking lot at the same time with 300 sets of headlights shining into the residents of this community's homes.

We are concerned about a proposal that shows no concern to drainage or to the fact that this community is on wells and the unknown about how "commercial development" will impact both of those things.

We have concerns about traffic exiting and entering off Meridian Street at this address that was never designed for this. We have concerns about the signage that would be involved to mark this church.

I originally thought I would not be concerned that the property was divided considering that a future homeowner/s might find 7 acres each, 4 acres each, etc quite a find right off Meridian Street but based on proceedings already, with the awkward split they are proposing as well as the property with the home selling to a church not disclosed to us, I have concerns. There are members of this community that might be interested in expanding their lots for a fair market value for undeveloped land keeping in line residential expansion/development only.

I have not been provided with a detailed plan that shows a plan for lighting, building height, and green space.

I appreciate all of your time and your consideration as we navigate this public hearing.

Molly McCoy
127 W. Loretta Drive
Indpls, In 46217

Blackham, Kathleen

From: Darrin McDaniels <darrinmcdaniels@gmail.com>
Sent: Monday, December 9, 2024 8:26 AM
To: Blackham, Kathleen; David Stokes
Subject: Variance number 2024-cvr-834

Darrin McDaniels

6608 Ventnor In Indianapolis In 46217

12/09/2024

Dear Members of the Zoning Board / City Planning Commission,

I am writing to formally express my opposition to the requested Variance number 2024-cvr-834 that would allow the construction of a church on the property located at 6650 South Meridian Indianapolis In 46217. I am a property owner and I believe that granting this variance would negatively impact my property, my quality of life, and the surrounding neighborhood.

I have several concerns regarding this proposal:

1. **Increased Traffic and Safety:**

Churches typically draw large congregations, especially on weekends and during religious holidays. The resulting increase in traffic could create congestion, particularly on local streets not designed for such volumes. This poses a significant safety risk to pedestrians, children, and residents who regularly use these streets. I am concerned that the local infrastructure is not adequately prepared to handle the increased traffic flow, and that this could lead to accidents and delays.

2. **Noise and Disruption:**

Religious services and events often involve loudspeakers, music, and congregation activities that may extend into the evenings or on weekends. I am concerned that this could lead to increased noise levels, disturbing the quiet nature of our residential neighborhood. This would significantly affect the peace and comfort of my home and those of my neighbors.

3. **Loss of Property Value:**

The introduction of a church in close proximity to residential properties could have an adverse effect on property values. Potential buyers may be deterred by the changes in the character of the area, such as increased traffic, noise, and disruptions to the residential feel of the neighborhood. This could result in a decrease in property values, affecting not only my home but others in the vicinity as well.

4. **Zoning Compatibility:**

The surrounding area is predominantly residential, and this variance could set a precedent for other similar projects that might further alter the character of the neighborhood. The construction of a church is not consistent with the residential zoning and may lead to future zoning requests that could further erode the integrity of the area.

5. **Environmental Impact:**

Depending on the scale of the church and the development plans, there may be environmental concerns such as water runoff, changes to local wildlife habitats, and the destruction of green space. These factors could have long-term negative effects on the local ecosystem and the overall livability of the area.

I fully respect the right of individuals to practice their religion and to build places of worship, but I believe that this particular location is not appropriate for such a development. I urge you to consider the impact this variance would have on the surrounding community and to deny the request for the variance.

Thank you for your time and attention to this important matter. I trust that you will consider the interests of the residents and the long-term effects on the neighborhood when making your decision.

Sincerely,

Darrin McDaniels

317-474-3055