

STATEMENT OF THE CASE: OPPOSITION TO ZONING CHANGE
2024-ZON127

Re: Adjoined properties at 6008 and 6018 North Keystone

WHAT IS COMMERCIALIZATION DOING TO OUR COMMUNITY?

HIGH RISKS TO CHILDREN

INVITATION TO VIOLENT CRIMES - In the past few days, weeks, and months, our neighborhood has suffered increased crimes and multiple violent crimes, including one minor shot and stabbed and other shootings, stabbings, and aggravated assaults; there have been murders as well. Children present during these crimes can be injured, murdered, disabled, and traumatized. There are numerous schools, churches, playgrounds, classrooms, and homesteads within a few feet of commercial properties that pose high risks to neighborhood children through gun and physical violence and toxic exposures. The Lexitas/Apax litigation office can quickly erupt into violent crimes and gun violence, as process servers often are armed as well as angry litigants. It would take no time for a hostile litigant to shoot through public school classroom windows directly across from Lexitas/Apax. These scenarios happen and are irreversible when commercialization supersedes community safety.

INCREASED PROPERTY CRIMES - Property crimes are occurring daily, up to seven per day in existing businesses and homes, including burglaries, thefts, vandalism, and vehicle crimes. Property crimes pose high risks to the health and safety of children who are ill-prepared to protect themselves during the commission of crimes and likely to become casualties or fatalities.

TOXIC CONTAMINATIONS - With their smaller body mass and increased tactile contacts, children are more susceptible to the glut of unseen toxic chemicals in their midst. The grossly over-sized Franklin Pests neon sign just across the street from public school classrooms and playgrounds is an unavoidable distraction for children, who unwittingly believe that toxic chemicals are harmless. Multitudes of scientists, physicians,

governments around the world, researchers, and environmental experts agree that pesticide exposures are unhealthy and unsafe for children, but our neighborhood children have dangerous, combustible, explosive toxic chemicals next door to them, across the street, and down the street from them that can leak into the environment; for example, arsenic in some pesticides persists for 9,000 years in contaminated soil ... yes, nine thousand years ... and causes hideous skin lesions amongst other devastating health effects.

TRAFFIC HAZARDS - The oversized Franklin Pests neon sign stands in the sightline next to congested Keystone Avenue, as a serious distraction to drivers and imminent danger to children walking on the sidewalk, crossing the street, bicycling, and running for track practice. At night, the glaring white backlit sign is blinding to drivers and an imminent danger to pedestrians and other drivers in the vicinity.

URBAN FIRES - A fire emanating from combustible pesticides can consume neighboring homes and entire blocks, depending upon wind and weather conditions.

EXPLOSIONS - Toxic chemicals can explode, causing extreme damages to persons and property. Pesticide explosions can occur for various reasons, including flammable solvents, maintenance errors, and inadequate safety protocols. Prominent pesticide explosions include the 2008 Bayer CropScience explosion and the 2013 West Fertilizer Company explosion. Entire neighborhoods can be heavily damaged via pesticide/toxic chemical explosions that impact the air, soil, and water for prolonged periods of time, even centuries and millennia.

TOXIC FUMES - Extremely destructive to human health are the toxic fumes emitted from toxic chemical releases, leakages, fires, and explosions, which fumes are especially damaging to children, asthmatics, and those suffering from cardiac and pulmonary disorders.

PURPOSE OF ZONING DEFEATED - Given that the express purpose of rezoning is to permit expanded usages of properties, it is outside of the authority of MDC to rezone a property on the representation that the property will continue to be used as it

has been for decades under its current variance. It is understood, instead, that the rezoning is actually being sought not for continued usage, as represented to the public, but for usage as a strip center or some other traffic-laden businesses directly across the street from the fragile/failing Glendale center, where thousands of square feet of space lie vacant.

PATTERN OF PROPERTY CHURNING

CORPORATE ACQUISITION INVESTORS - Much of Indy is owned covertly under LLCs by corporate acquisition investors like Lexitas, national corporation now occupying 6018 North Keystone; Franklin Pests, national corporation now occupying 6008 Keystone; and international Apax, having acquired Lexitas as part of its hundreds of acquisitions across the globe.

FORECLOSURES - As corporate acquisition investors increase in Indy, this City's housing crisis intensifies; for such remote investors are well-known to make their profits at the expense of the neighborhoods and communities where they churn properties like 6008 North Keystone, once owned by a masonry company, then owned by Rose Property Partners LLC, from Illinois, and afterwards owned again for a month by the masonry company, which thereafter churned it back to Rose investors, that later churned it to Evolution Solutions/Lexitas.

EVICTIONS - Such remote investors are also well-known for very high eviction rates by which large profits are made and streams of people become homeless, which characterizes Indy's housing crisis.

GLUT OF VACANT PROPERTIES

OVERDEVELOPMENT - Within the small area of our neighborhood is: (1) a major shopping center that is fragile/failing with thousands of square feet of vacant spaces; (2) a strip center, most of which is vacant spaces; (3) a main street block most of which is vacant; (4) a demolished six-story office building from which toxic dust, debris, and pollution spewed for months upon its destruction due to years of vacancies; and (5) numerous other vacant spaces nearby that are open invitations to violent and property crimes day and night, which pose imminent dangers to public health and safety.

BUSINESS CLOSURES - Every year and sometimes every

month, businesses are closing their doors due to overdevelopment and unhealthy competition. Further overdevelopment via a strip center and/or additional businesses in the 6000 block of North Keystone will cause further business closures and consequent neighborhood instability and undesirability. Churning businesses and houses are open invitations to property crimes and violence/gun violence.

TOXIC DEMOLITIONS - When businesses fail and close down, toxic carcinogenic demolitions follow after years of disinterest in the properties, which demolitions poison the air, water, soil, and plant and animal life, as happened in 2024 at 6100 North Keystone, causing untold environmental contamination and deleterious health effects that surface years afterwards, especially damaging to children.

BUSINESS AND HOMESTEAD DETERIORATION CYCLES - The cyclical nature of business failures and homestead crises is inevitable, as Indy has been experiencing for many years. When businesses fail due to overdevelopment and unhealthy levels of competition, the adverse effects endure for generations as has happened to the Devington Center neighborhood where Dr. Beverly Newman grew up in a lovely community that is now an ugly blight zone.

BLIGHT ZONES - The number of blight zones like Devington Center endangers not only neighborhood viability but also Indy sustainability by greatly diminished desirability of the blighted areas.

COMMUNITY DECLINE - As neighborhoods deteriorate with increased failed and jeopardized commercializations, entire communities decline as Devington and Broad Ripple/Glendale to a certain extent. The cycle slows or stops when commercialization by corporate acquisition investors is unapproved.

PUBLIC DECEPTION - In order to track down the names of actual corporate acquisition investor owners of the properties on the 6000 block of North Keystone Avenue, it required hours of effort to contact multiple Indygov and Indiana agencies, some of which claim their computers only show current ownership records by LLCs, with no names included. Then come the

referrals to other agencies, some of which claim they are not allowed to provide citizens with "too much" public record information on the phone, and no records are forwarded by email without prior payment of \$1.00 per page, which severely obstructs public records access. Other obstructions are MDC demands to make public records requests through a "black-hole" portal that inputs requests but outputs nothing in response. These obstructions - all of which Dr. Newman has experienced - are particularly discriminatory against disabled elders living on minimal Social Security. These obstructions are intended to severely restrict public access to public records in order for the public to be exorcised from participating meaningfully in local government, in gross violations of ADA and Constitutional laws. Unless a disabled low-income citizen is willing to invest inordinate amounts of time and effort to obtain accurate property ownership names, the public is kept in the dark and fed false assurances that their neighborhood is not being overrun and largely controlled by remote out-of-state and out-of-country corporate acquisition investors, who have no vested interest in the health and safety of the neighborhood children and homestead stability.

INTENTIONAL CHANGING OF COMMUNITY CHARACTER - The exterior of Lexitas/Apax corporation painted with a huge gaudy mural stands in total contradiction to the aesthetic murals beautifying scores of homes throughout Broad Ripple in an obvious effort to transform the homey and natural image of this community into a commercial center.

UGLINESS - The huge gaudy Lexitas/Apax mural accompanied by Franklin Pests' huge neon sign next to Keystone distracts drivers, endangering traffic safety. They stand in direct contrast to Broad Ripple's long-time positive image as an artistic center in a beautiful landscape of public parks, serene natural scenes, and stable homesteads.

Submitted by: Dr. Beverly Newman and Lawrence Newman,
helpelders@hotmail.com

Filed on: February 11, 2025, for MDC hearing on February 19,
2025



6018 North Keystone Avenue
joined to 6008 North Keystone

BEFORE LEXITAS/APAX (left)



AFTER LEXITAS/APAX (below)

Devington Plaza an eyesore for over a decade



From: [AL KATZ- Help Elders](#)
To: [Vukusich, Megan](#); [Beeler, Brandon](#); [Whitaker, Nancy G.](#); [Iraheta, Marleny](#); [Honea, Eddie D.](#); [Assistant@delaneylaw.net](#); [Delaney, Brienne](#); [Barth, John](#); [Indy Documenters](#); [Clarke Kahlo](#); [ericlarsen@indystar.com](#); [Kesslerwood Civic](#)
Subject: BROAD RIPPLE CRIME WAVE WITH INCREASED COMMERCIALIZATION AND CONGESTION
Date: Monday, February 10, 2025 11:58:02 PM
Importance: High

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.

In the past couple of days, our neighborhood has suffered numerous violent crimes and very frequent property crimes on a daily basis, as Broad Ripple/Glendale is being overdeveloped; bought out by national and international corporate acquisition investors, who have no bonds with our community; is imploding with unidentified persons, noise pollution, traffic congestion, and daily crimes; is imposing undesirable change on the character of our community from aesthetic family-oriented to gaudy profit-driven; and is being threatened with health and safety risks for schoolchildren at IPS 59, Chatard school complex, and nearby churches;

It is unconscionable for a business using toxic chemicals to be present in our neighborhood where such toxin chemicals pose fire hazards, risks of explosions, and dangers of chemical leaks and spills that can cost children's lives directly next door to a trauma treatment center and directly across the street from public school classrooms and playgrounds. It is also ill-advised for a litigation center to be joined together with a national toxic chemical corporation, given that litigation violence and/or gun violence can easily erupt and threaten children's lives in the school just across the street and the trauma patients next door a few feet away.

Given the extreme vacancy rate in the immediate vicinity of

6008-6018 North Keystone and the growing closures of businesses due to overdevelopment and commercialization, expanding the zoning for more corporations in this area will exacerbate business failures, traffic congestion, noise pollution, particulate air pollution, and crime rates, causing further neighborhood declines and deterioration. The last things this neighborhood needs are more crime, congestion, business failures, threats to our children, and out-of-sight/state/country corporate acquisition investors to purchase properties and then move onto bigger profits, as has happened to Devington Center - one of Indy's former lovely homestead areas and now a tragic blight zone.

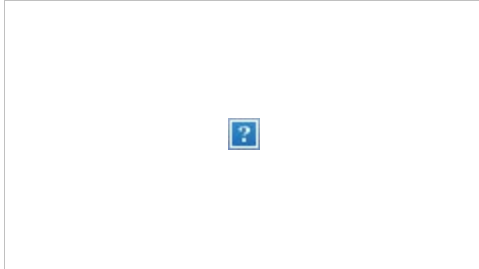
<https://www.wishtv.com/news/local-news/two-women-groped-on-monon-trail-in-broad-daylight/>



Bicyclists and pedestrians walk and ride on the Monon Trail in Broad Ripple on Oct. 30, 2024. Indianapolis police arrested a man they say groped two women who were walking on the trail. Investigators were working to determine if the suspect was connected to any past groping incidents on the trail. (WISH Photo)

INDIANAPOLIS (WISH) — A man is accused of sexual battery after police say he groped two women on the Monon Trail.

<https://thebutlercollegian.com/2024/03/broad-ripple-locals-discuss-safety-concerns/>



Broad Ripple locals discuss safety concerns | The Butler Collegian

Broad Ripple bars lose business due to recent shooting. Photo courtesy of WTHR.. ALLIE MCKIBBEN | NEWS CO-EDITOR | amckibben@butler.edu Broad Ripple, home to 17,000 residents as well as restaurants, shops and bars popular with university students, has turned
thebutlercollegian.com

EXCERPT:

Broad Ripple bars lose business due to recent shooting. Photo courtesy of WTHR.

ALLIE MCKIBBEN | NEWS CO-EDITOR |
amckibben@butler.edu

Broad Ripple, home to 17,000 residents as well as restaurants, shops and bars popular with university students, **has turned into the crime scene of violent incidents in recent years. The most recent shooting, on March 16 inside Landsharks, left one dead and five others injured.**

As downtown Broad Ripple feels the absence of the usual weekend night crowds, locals reassure visitors that veteran establishments are a safe haven for both day and nighttime recreation.

“A brewing problem”

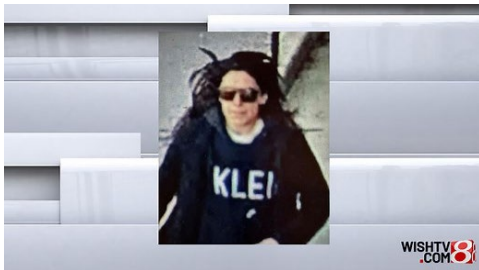
Rob Sabatini is the owner and manager of three bars in Broad Ripple — Rock Lobster, Mineshaft Saloon and Average Joe’s Sports Pub & Grill. He has been living in Broad Ripple since

1992 and describes the area as a “vibrant and happy” community. Despite his love for the area, Sabatini acknowledges the various downfalls the area has and understands why visitors may shy away from investing in the local businesses.

“When you have people loitering on the streets, smoking weed, drinking and, ultimately, carrying guns, most sane, responsible people are going to shy away from that and find someplace else to spend their money,” Sabatini said.

In the wake of **a shooting in June 2023 where three people were killed**, bar and restaurant owners in Broad Ripple started continuously meeting in search of a solution to mitigate public safety risks....

<https://www.wishtv.com/news/crime-watch-8/impd-identifies-suspect-in-broad-ripple-attack/>



IMPD identifies suspect in Broad Ripple attack

The Indianapolis Metropolitan Police Department is searching for a woman wanted for attacking a shopper in Broad Ripple.

www.wishtv.com

INDIANAPOLIS (WISH) — The Indianapolis Metropolitan Police Department is searching for a woman it says **assaulted a shopper in broad daylight in Broad Ripple**....

<https://www.indystar.com/story/opinion/2023/07/13/blaming-lax-gun-laws-not-enough-to-fix-growing-crime-in-broad-ripple/70406360007/>

Op/Ed: It's about more than guns in Broad Ripple. We need to tackle basic problems, too.

Opinion: We agree with Mayor Hogsett that gun



enforcement is needed to prevent crime. We also believe that's not the sole solution; more must be done.

www.indystar.com

EXCERPT:

Broad Ripple's challenges appear to be recent and episodic to outsiders looking in. Those of us who live here have seen them building for years. **On Saturday and Sunday mornings, Broad Ripple Avenue is often littered with broken bottles, windshield glass, discarded food, pizza boxes and empty liquor bottles. Graffiti marks signposts, buildings and other spaces throughout the village. These issues pose both safety hazards** and barriers to creating a cleaner community that won't tolerate crime.

And it's not just the small stuff. While high-profile incidents such as **the shooting of four people on Broad Ripple Avenue last month remain rare, there have been several shootings over the last five years. And other crimes are on the rise.** For example, **aggravated assaults doubled** from 10 in 2021 to 20 in 2022. **Burglaries increased by 80%** — from 10 to 18 — and **vehicle-related thefts grew by 142%** from 26 to 63, according to data from the Indianapolis Metropolitan Police Department. These reported crimes mirror what we hear anecdotally from friends and neighbors who have had cars broken into and packages stolen....https://www.youtube.com/watch?v=_svtuGRYYZk

Surveillance images, video released from string of Broad Ripple burglaries



Caliente Mexican Grill, Thai Café and Shalimar Indian Restaurant were all targeted in recent burglaries.

www.youtube.com

<https://www.youtube.com/watch?v=0lkhv9U8Bp8>

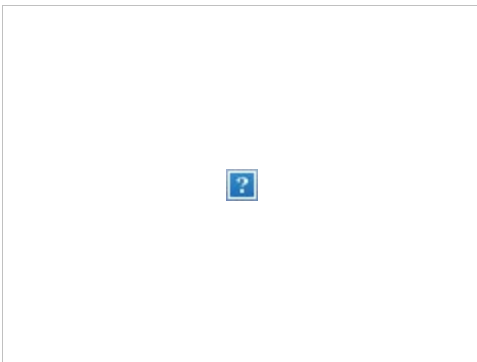


2 dead, 2 wounded in Broad Ripple shooting

Around 2 a.m. Sunday morning, officers found four people shot in the 800 block of Broad Ripple Avenue, which is right near Carrollton Avenue.

www.youtube.com

https://www.youtube.com/watch?v=OGHgl_7d5kA



IMPD: Crime on the rise in Broad Ripple Village, community hosts town hall to discuss

Broad Ripple businesses and IMPD say crime has gotten worse within the past few months.

www.youtube.com

Beverly Newman, Ed.D.

"I will give you a new heart and put a new spirit within you" -

Ezekiel 36:26

From: [AL KATZ- Help Elders](#)
To: [Vukusich, Megan](#); [Beeler, Brandon](#); [Iraheta, Marleny](#); [Honea, Eddie D.](#); [Barth, John](#); [assistant@delaneylaw.net](#); [Delaney, Brienne](#); [Whitaker, Nancy G.](#); [ericlarsen@indystar.com](#); [Indy Documenters](#); [Clarke Kahlo](#); [ilyse@helpinghealtrauma.com](#); [Kesslerwood Civic](#)
Subject: Fw: Alert: Assault reported less than 1 miles from your home - 2 MORE VIOLENT CRIMES IN OUR NEIGHBORHOOD REPORTED TODAY
Date: Monday, February 10, 2025 2:18:38 PM

This Alert does not include the theft report of today, which is a daily occurrence given the overdevelopment and increased commercialization of our neighborhood plus the huge amount of vacant commercial spaces in Glendale and Broad Ripple, which **invite crimes and exacerbate Indy's housing crisis.**

Beverly Newman, Ed.D.

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Monday, February 10, 2025 12:27 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Assault reported less than 1 miles from your home

This alert brought to you by:

Dear Lawrence,

We found **2 violent crimes in your area:**

An Assault has been reported near 55XX BLOCK N KEYSTONE AVE less than 1 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 55XX BLOCK N KEYSTONE AVE
- **Description:** SIMPLE ASSAULT. AGENCY: IMPD

[Click for police report](#)

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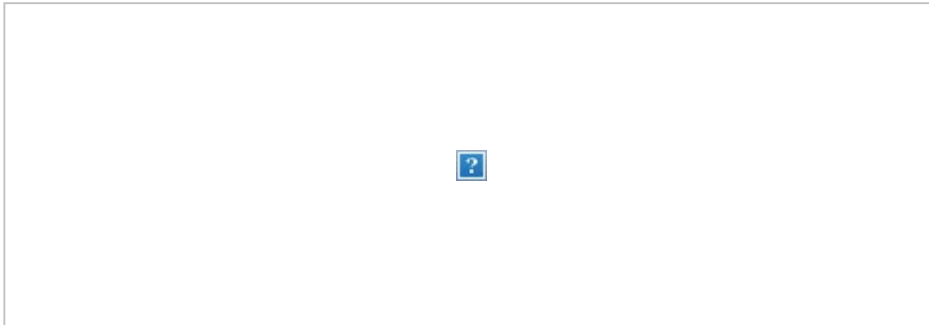
When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

They have this deal in **Kesslerwood**:

- + Act now to get a Google Nest Doorbell (battery) + Yale Smart Lock on us*
- + Monitoring starting at \$24.99 per month

*Req. min. purchase of \$639 for self-setup or \$1,169 for pro install & pro monitoring plan starting at \$39.99/mo. w/ 1 mo. min. w/self-setup or \$49.99 for 36 mo. w/pro install (early cancel fees). Pro install not available for online orders. Terms & pricing here. Exp 3/12/24

An Assault has been reported near 65XX BLOCK WHITETHORN CT less than 1.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 65XX BLOCK WHITETHORN CT
- **Description:** SIMPLE ASSAULT. AGENCY: IMPD

[Click for police report](#)



This alert was sent by Neighborhood Alerts, operated by Home Media LLC.

1122 Oberlin Rd.
Raleigh, NC 27605

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From: AL KATZ- Help Elders
To: Yukusich, Megan; Beeler, Brandon; Hudson, Ethan; Barth, John; assistant@delaneylaw.net; Delaney, Brienne; Irabeta, Marleny; Honea, Eddie D.; Whitaker, Nancy G.; ilyse@helpinghealtrauma.com; Clarke Kahlo; Indy Documenters; Kesslerwood Civic; JSmith@gannett.com
Subject: Fw: Alert: Theft reported less than 0.2 miles from your home - 7 NEW CRIMES IN OUR NEIGHBORHOOD
Date: Sunday, February 9, 2025 5:57:05 PM
Importance: High

Once again, our neighborhood has escalating crimes with increased commercializations and increased commercial vacancies. Much of Glendale center is vacant, plus much of Broad Ripple (most of at least one main street), Glenlake Plaza, ... hundreds of vacant office spaces; due to MDC/Indy overdevelopment and approvals of **corporate acquisition investor** petitions that cause and/or contribute to urban blight and Indy's housing crisis.

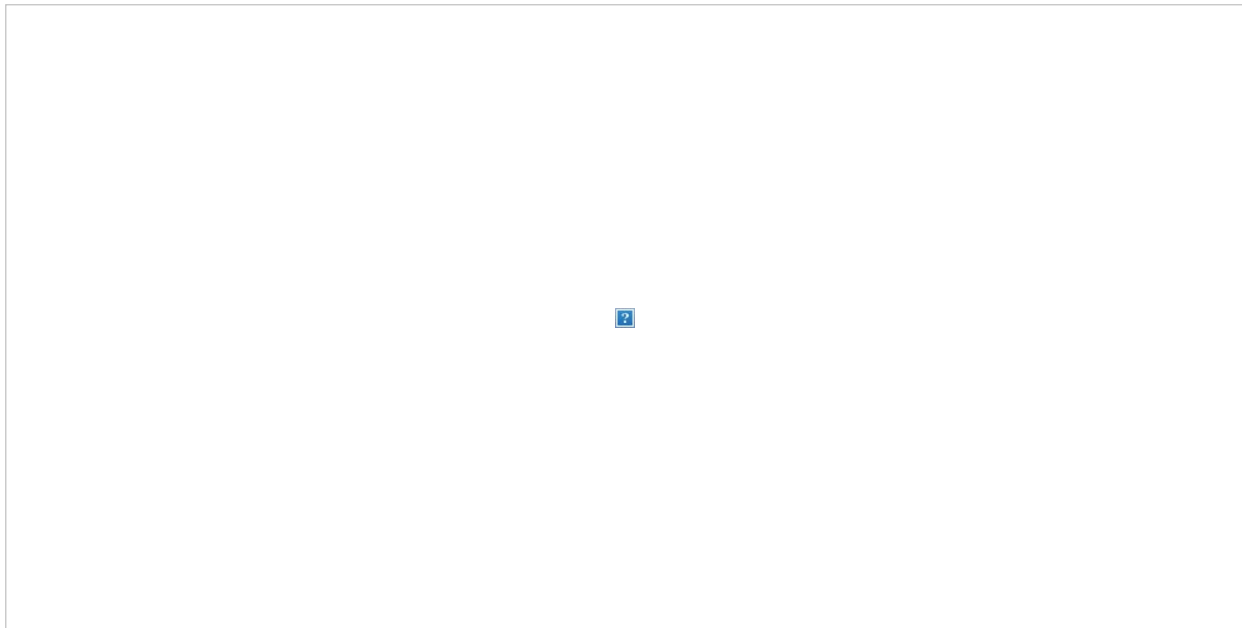
My personal example of Indy's urban blight due to commercialization is Devington Center, near to my childhood home. What is now crime-ridden, delapidated, and hideous was a lovely, safe, and family-based neighborhood until the businesses started dying off - just like we see in Glendale/Broad Ripple; for example:.

GLENLAKE PLAZA - 65th & KEYSTONE

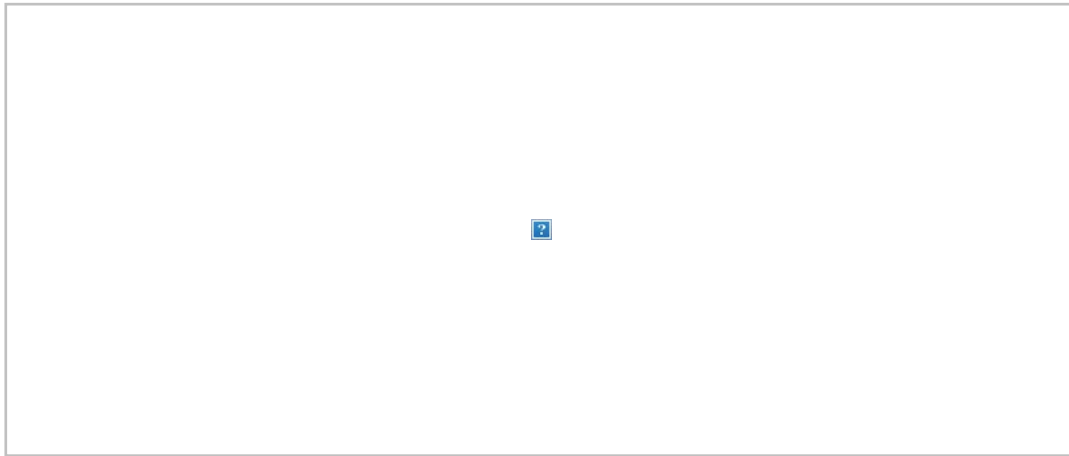
1 Monterrey Mexican 7,139 2 Honeybaked Ham 3,500 3 **AVAILABLE 536** 4 City Nails 1,036 5 **AVAILABLE 1,036** 6 **AVAILABLE 2,072** 7 **AVAILABLE 1,036** 8 Thai 2 Go 1,200 9 **AVAILABLE 960** 10 **AVAILABLE 3,288** UNIT TENANT SF 11 Laundromat 4,976 12 One Main Financial 1,390 13 Faded Dreams Barber Shop 1,439 14 **AVAILABLE 1,893** 15 H&R Block 2,330 16 **AVAILABLE 2,436** 17 **AVAILABLE 4,702** 18 Kroger 63,119 19 Kroger Fuel TOTAL 104,088 3 5 G

<https://images2.loopnet.com/d2/MOSvcz9idHv-fyDtFv5gAug8ejEQvPe7ZD56xozBs7g/document.pdf>

DEVINGTON CENTER BEFORE AND NOW:



Devington Plaza an eyesore for over a decade



Efforts to bring new commercial ventures to the area over the years have failed.

Sharon Thompson, director of KW Commercial Indiana, said in a statement to IndyStar that she's worked with the shopping center's current ownership since 2015 to attract new commercial tenants.

No large retailers have shown interest, she said. Most potential buyers have proposed building either housing or truck parking.

Thompson said the surrounding area's relatively low average household income of about \$45,000 dissuades potential retailers who fear local residents are short on disposable income for dining and shopping. A mixed-use housing development seems to her the most viable option.

*"Rejecting this plan risks **prolonging the site's vacancy and inviting further neglect and problems around an aging, empty property,**" Thompson said in her statement.*

Keith Graves, the district's City-County Council member, told IndyStar that Devington Plaza is the No. 1 concern he hears about from community members.

Though he initially supported SkySoar's plans, he said his constituents' pushback has changed his mind. If the MDC eventually grants the developer mixed-use zoning, he said, he would call for the full council to host a public hearing and vote on the zoning change. "I am absolutely not in support of residential at this early stage," Graves said.



But Ron Gibson, the councilman for the neighboring district, said he supports the idea. The northeast side needs investment in its **many vacant commercial properties**, Gibson told IndyStar, and Devington Plaza is a viable site for more housing to tame rent prices that have soared over the past five years.

Marshall said she does not welcome an out-of-state landlord, who might allow the apartments to **fall into neglect and leave the neighborhood with yet another stain rather than a long-lasting boon**.

"What we don't want to do is get in a situation that we've gotten into here today," Marshall said. "The current **owner has neglected that property**, has not been able to maintain that property."

"It's scary to think that we would get these new, pretty developments, but it won't be maintained," she added. "And then **it's not for the community, largely, but for the quickest (return on investment) that they can get.**" Email IndyStar Housing, Growth and Development Reporter Jordan Smith at JTsmith@gannett.com. Follow him on X: [@jordantsmith09](https://twitter.com/jordantsmith09)
Beverly Newman, Ed.D.

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>

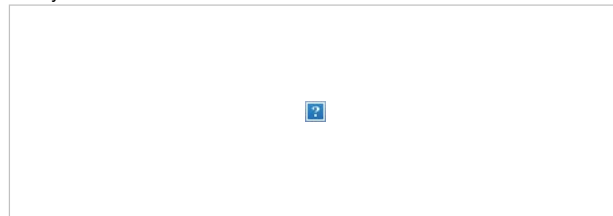
Sent: Sunday, February 9, 2025 12:43 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Theft reported less than 0.2 miles from your home

This alert brought to you by:

Dear Lawrence,

We found **7 nonviolent crimes in your area:**

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

[Click for police report](#)

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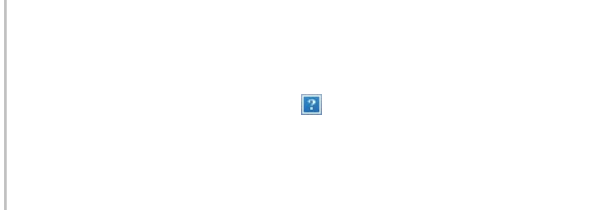
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A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:

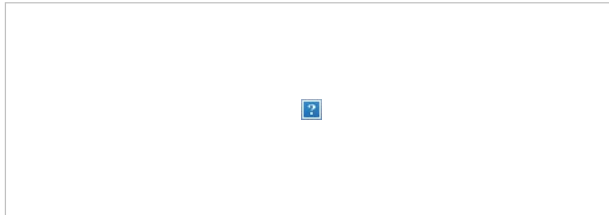


From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

[Click for police report](#)

A Theft has been reported near 55XX BLOCK N KEYSTONE AVE less than 1 mi from your home:



Share with a neighbor:

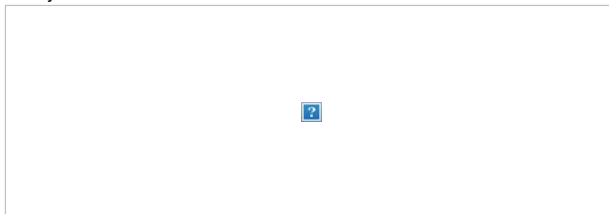


From local police records:

- **Crime Type:** Theft
- **Address:** 55XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

[Click for police report](#)

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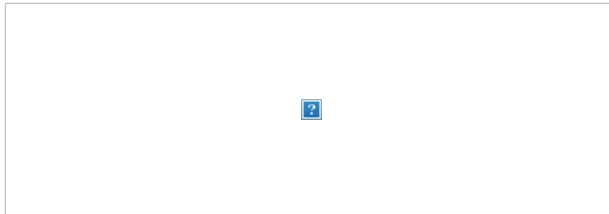


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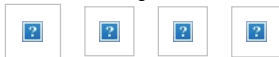
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- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

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A Theft has been reported near 57XX BLOCK BROCKTON CT APT 2 less than 1 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 57XX BLOCK BROCKTON CT APT 2
- **Description:** THEFT FROM MOTOR VEHICLE. LARCENY FROM MOTOR VEHICLE. AGENCY: IMPD

[Click for police report](#)

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From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Whitaker, Nancy G.](#); [Honea, Eddie D.](#); [Vukusich, Megan](#); [Beeler, Brandon](#); [Barth, John](#); [assistant@delaneylaw.net](#); [Delaney, Brienne](#)
Subject: MORE AND MORE AND MORE DAILY CRIMES IN OUR NEIGHBORHOOD - AS COMMERCIALIZATION ESCALATES. Fw: Alert: Theft reported less than 1.4 miles from your home
Date: Wednesday, February 5, 2025 7:42:40 PM
Importance: High

Beverly Newman, Ed.D.

*"Generally speaking, the study found **higher rates of robbery, aggravated assault and rape in commercial areas, and higher rates of all violent crimes in areas traversed by major streets.** It found generally lower violent crime rates in areas with parks, cemeteries and schools."*

6008-6018 North Keystone is a classic man-made example of the symbiosis between commercialization and crime rates "in areas traversed by major streets.

<https://newsinfo.iu.edu/news/page/normal/13030.html>

[SPEA study shows links between land use and violent crime rates - News at IU](#)

Land use matters when it comes to predicting violent crime rates, according to results of a study by two professors in the IU School of Public and Environmental Affairs at Indiana University-Purdue University Indianapolis. Thomas Stucky and John Ottensmann show that rates of murder, rape, robbery and aggravated assault are generally higher in areas with high-density residential developments ...

newsinfo.iu.edu

The Petition should be denied as a matter of public safety.

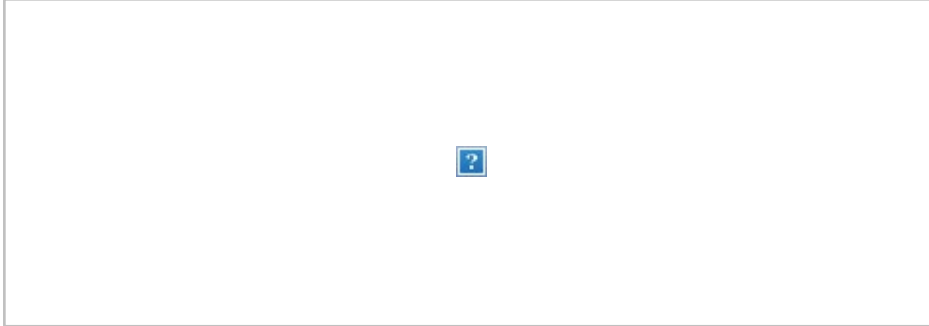
From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Wednesday, February 5, 2025 3:33 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Theft reported less than 1.4 miles from your home

This alert brought to you by:

Dear Lawrence,

We found 4 nonviolent crimes in your area:

A Theft has been reported near 61XX BLOCK WINTHROP AVE 1A less than 1.4 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK WINTHROP AVE 1A
- **Description:** ALL OTHER LARCENY. LARCENY-OTHER. AGENCY: IMPD

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When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

They have this deal in **Kesslerwood**:

- + Act now to get a Google Nest Doorbell (battery) + Yale Smart Lock on us*
- + Monitoring starting at \$24.99 per month

*Req. min. purchase of \$639 for self-setup or \$1,169 for pro install & pro monitoring plan starting at \$39.99/mo. w/ 1 mo. min. w/self-setup or \$49.99 for 36 mo. w/pro install (early cancel fees). Pro install not available for online orders. Terms & pricing here. Exp 3/12/24

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.3 mi from your home:



Share with a neighbor:

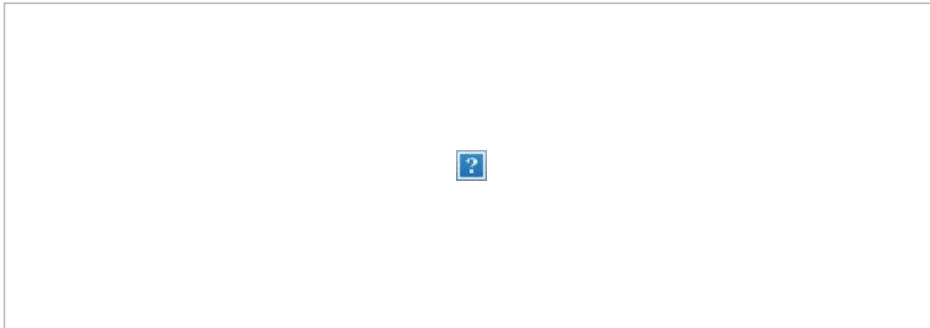


From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

[Click for police report](#)

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

[Click for police report](#)

A Theft has been reported near 28XX BLOCK E 62ND ST less than 0.5 mi from

your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 28XX BLOCK E 62ND ST
- **Description:** THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES.
LARCENY OF MOTOR VEHICLE PARTS/ACCESSORIES. AGENCY: IMPD

[Click for police report](#)

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From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Whitaker, Nancy G.](#); [Beeler, Brandon](#); [Vukusich, Megan](#); [Honea, Eddie D.](#); [Barth, John](#)
Subject: Re: Opposition Letter Request
Date: Wednesday, February 5, 2025 11:44:39 AM

Legally-permitted does not always mean safe for the public, as you know. I can assure you that the subject sign is a glaring, blinding intrusion into a driver's field of vision, especially at night, and a distraction to drivers 24/7. Its approval was to pave the way for a strip center or some other unwanted unnecessary corporate commercialization of our neighborhood, which push for **commercialization is an open invitation to increased crime rates and Indy's bursting housing crisis.**

At both ends of our block on Keystone Avenue, stable familial homeownership is being discouraged via major congestion, influx of unidentified persons, noise pollution, air pollution, soil/water pollution, and other such intrusions into stable familial homeownership versus national and global corporate acquisition investor ownerships for profit - Lexitas, Franklin, Apax - all of which are either national or global corporations connected with 6008-6018 North Keystone.

Beverly Newman, Ed.D.

"I will give you a new heart and put a new spirit within you" -
Ezekiel 36:26

From: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Sent: Wednesday, February 5, 2025 8:24 AM
To: AL KATZ- Help Elders <helpelders@hotmail.com>
Subject: RE: Opposition Letter Request

Beverly,

Complaints can be filed with the Mayor's Action Center at <https://www.indy.gov/agency/mayors->

[action-center](#).

However, if the sign you are referring to is that which was approved through 2024-DV2-029 as attached, then it is was legally installed by the variance granted and is legally permitted to be there.

Sincerely,

Marleny Iraheta | Senior Planner

Department of Metropolitan Development | City of Indianapolis

marleny.iraheta@indy.gov | 317-327-5374 | <https://www.indy.gov/agency/department-of-metropolitan-development>

Talk to a planner: planneroncall@indy.gov

Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>

From: AL KATZ- Help Elders <helpelders@hotmail.com>

Sent: Tuesday, February 4, 2025 6:47 PM

To: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>; Vukusich, Megan <Megan.Vukusich@indy.gov>; Beeler, Brandon <Brandon.Beeler@indy.gov>

Cc: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Honea, Eddie D. <Eddie.Honea@indy.gov>

Subject: Re: Opposition Letter Request

How do we file a complaint against this obtrusive sign, which is flagrantly out of range for its purported purpose and a major obstruction to safe driving?

Beverly Newman, Ed.D.

From: Al KATZ, Heja Elders
To: Iabeha, Marfeno; Vukusich, Megan; Reeler, Brandon; Honea, Eddie D.; Whitaker, Nancy G.; assistant@delaneylaw.net; Barth, John
Subject: Alert: Assault reported less than 0.9 miles from your home MORE VIOLENT CRIME TODAY WITH INCREASED COMMERCIALIZATION
Date: Tuesday, February 4, 2025 11:58:57 PM
Importance: High

https://media.graphassets.com/jHfoBlySR5mAxhUNA2P0?_gl=1*118jx4*_ga*MjAxNjUwMzg1MS4xNjY4NTM5ODQ4*_ga_G6FYGSYGZ4*MTY3MDUyNjQyMS45LjEuMTY3MDUyNTIyMi41Ny4wLjA

DISTRICT 7 MAP, INCLUDING KESSLERWOOD NEIGHBORHOOD - ONCE CRIME-FREE BEFORE INTRUSIVE COMMERCIALIZATION BY CORPORATE ACQUISITION INVESTORS

E 0 EW 2000 E 1000 W 7100 N 3500 E 2400 W 400 W 2100 W 1400 W 1100 E 3800 N 700 E 7100 N 4600 N 5600 N 0 EW 2400 E 3800 E 3800 N 4600 N 5600 N 21 32 31 8 12 RIPPLE RD LIBERTY BLVD PENNSY LVA N I A S T 48TH S T DEARBORN ST TIMBERLY DR 42ND ST MCH E N RY L N 39TH ST GUILFORD AVE 37TH ST 39TH ST CENTRAL AVE KNOLLTON RD S T I L LWAT E R LN LINCOLNWOOD LN MUNSEE LN BYRAM AVE WOODSTOCK DR 39TH ST RURAL 70TH ST 58TH ST PA R K C E N T RA L D R W HALTO N P L TEMPLE AVE 47TH ST CO RN E LL AVE 37TH ST JUNCTION PL CRANBROOK DR WASHINGTON BLVD 45TH ST HOLL I D AY D R E O X F O RD ST LOTT DR 61ST ST BROCK TON DR FALLWOOD DR MILLERSVILLE DR CARVEL AVE OAK LE A F DR SP UR LN CLOVER DR 60TH ST 39TH ST ORCHARD AVE H O L L I D AY DR W 58TH ST COLD SPRING RD WHITE RIVER PKWY WDR L U ZZANE DR MAPLE DR STEVENSON ST HILLSDALE AVE 42ND ST 56TH ST HAZ E L H ATCH DR SHERMAN F ORESTD R 62ND ST RUCKLE ST MERID I A N NL GUILFO R D AV E FA LLWOOD DR BOU L E VA R D P L 64TH ST WELLINGTON RD MILL CROSSING DR 71ST ST 46TH ST 53RD ST RESERVE WAY STAMM AVE LEMANS DR 54TH ST INDIANOLA AVE 58TH ST 37TH ST TREMONT ST LEMANS DR RIVERVIEW DR SOFTWIND DR 60TH ST TA COMA CIR CRITTENDEN AVE CRITTENDEN AVE GABLE LN DR 40TH ST WINTHROP AVE HAZELWOOD AVE 50TH ST SANDY ANN LN 55TH ST CARVEL AV E GLA DDEN DR 65TH ST CARROLLTON AVE 61ST ST HAZELWOOD AVE M U NSEE LN ALABAMA ST 61ST ST 37TH ST 70TH ST MEADOWS DR CHEVIOT PL COLD SPRING RD KINGSLEY DR EASTERN AVE TUXEDO LN SP RING MILL RD FOX HILL DR C O B U RN AV E SHERMAN DR TEMPLE AVE 46TH ST FERGUSON ST 37TH ST COIL ST BEVERLY DR KINGSLEY DR ISLAND WOODS DR 55TH PL LAKE RD DELAWARE ST HILLSIDE AVE 46TH ST PAXTON PL 39TH ST RA L S TO N AV E 45TH ST 43RD ST 49TH ST 47TH ST 51ST ST 45TH ST 44TH ST 55TH ST SPANNWOOD DR 43RD ST 42ND ST 41ST ST BERNARD AVE 41ST ST NORWALDO AVE 50TH ST CRITTENDEN AVE KINGSLEY DR 39TH ST H A U G H E Y AV E 62ND ST ADAMS ST 61ST ST 60TH ST E STAT E AV E SUNSET AVE SH R E W S B U RY LN WASHINGTON BLVD KNOLLTON RD MERI D I A N S T BI RCH W O O D AV E P R I MROSE AV E WINTHRO P AV E FORUM CIR 57TH ST PAXTON PL C R E S TV I EW AV E 62ND ST 48TH ST MAIN ST 44TH ST 40TH ST 39TH ST OLNEY ST GALE ST BURLINGTON AVE PENNWO O D D R 64TH ST LAVEROCK RD 53RD ST INDIANOLA AVE INDIANOLA AVE 57TH ST RALSTON AVE NORTHGATE ST 58TH ST EDGEWOOD PL 48TH ST CHATFIELD DR CORN E L I U S AV E 56TH ST 55TH ST HINES L E Y AV E SHERWOOD DR CAROLINE AVE 72ND ST CLARE N D O N R D W D R 54TH ST FAIRFIELD AVE ANNA LN H EDBACK DR 51ST ST 62ND ST HOOVER V ILLAGE DR 68TH ST 39TH ST CR ITTE N DE N AVE BUTLER WAY G L E N W O O D D R DELAWARE S T 66TH ST NORTHVIEW AVE 63RD ST 66TH ST BUTTERFIELD DR STATION ST KING AVE RURAL ST 38TH ST NDR TREMONT ST BUENA VISTA DR H AV E R F O R D AVE AVONDALE PARK DR L I E B E RRD 70TH ST 50TH ST 59TH PL MERIDIAN PL BROCKTON DR 37TH ST DENWOOD DR KEENSBURG D R 47TH ST R I V E RFRO N T AVE PERIWIN KLE L N MEADOWS PKWY 54TH ST W O O D L AND AVE MEAD DR COLISEUM AVE 39TH ST 61ST PL COOPER POINTE CIR HINESLEY AVE R O O KW O O D AV E PA RKER AVE S A RT O DR ERIE AVE KNOLLTON RD FAUVRE DR 57TH ST RURAL ST TACOMA AVE TEMPLE AVE 64TH ST LASALLE ST NORTH PARK DR SUNSET LN DELAWARE COMMON NDR I LLI N O I S S T BROADWAY S T EVANSTON AVE COLLEGE AVE OAKLAND AVE RUSKIN PL CLARENDON RD ROLAND DR 39TH ST ORCHARD DR FERGUSON ST FOREST LN 61ST ST LN 48TH ST 43RD ST SUNSET AVE 58TH ST STA L L I O N WAY 57TH ST C H A N N I N G CIR 64TH ST G LENBROOK DR HAWKESBURY LN B A LT I M O R E A VE STAFFORD RD CARROLLTON AVE 64TH ST GLAD D E N DR STEVEN LN WATERFORD PL 45TH ST K N O B W O O D D R 69TH ST 63RD PL K I N G S F O RD DR 53RD ST C RA N D A LL CIR RAINBOW LN SUNSET LN PARKER LN SHERMAN DR TACOMA AVE RURAL ST 64TH ST TACOMA AVE H I L L S I D E AV E TEMPLE AVE 69TH ST SCHOFIELD AVE COPENHAVER DR TA RAVA L D R EWING ST TROPICAL DR SHERMAN CIR BETTCHER AVE AGGIE LN CHESTER AVE 64TH ST SDR PENNWOOD DR 56TH ST 51ST ST ARDEN DR CORNELIUS AVE KENWOOD AVE 41ST ST 44TH ST 63RD ST HAVERFORD AVE BONN I E B RA E S T TACOMA AVE 61ST ST 37TH ST PA R K E R AV E A L I M I N G O DR TERRA VISTA LN HOOVER R D DELMAR RD GOLF LN OAK RIDGE DR 61ST ST CAMW O OD DR 70TH ST PARKER AVE KEN N E D Y L N PARR DR BLUE RIDGE RD BERKLEY RD CYCLING LN 41ST ST EDGEWATER PL 67TH ST ROYAL LAKE DR NORTHGATE ST 47TH ST 39TH ST 57TH ST CRESCENT HILL LN A L S U DA DR WOODSIDE DR WASHINGTON BLVD W LANDSBROOK DR 66TH ST 44TH ST KENWOOD AVE MAPLE DR BONNIE B RAE S T OLES DR N FERGUSON ST CARROLLTON AVE CAROLINE ST RA L S TO N AV E BEVERLY DR 44TH ST KINGSLEY DR SHERMAN D R BETA LN LINCOLN LN CROWN ST BETTCHER AVE RALSTON AVE MILLERSVILLE RD H I L L S I D E AV E 42ND ST KINNEAR AVE NEW JERSEY ST 45TH ST CRITTENDEN AVE DELAWARE ST COLLEGE AVE RIVIERA DR STAMM AVE COOPER LN FITCH AVE W O O D S I D E DR BROADWAY ST MIKESELL DR BROUSE AVE VA N S T O N AV E 52ND ST 51ST ST LAUREL CIR MUNSEE LN 54TH ST HORIZON LN WATSON DR 66TH ST INDIGO WAY 59TH ST KNOLLWOOD DR 72ND ST RUR A L S T DURHAM DR GAT E S H E A D L N CLOVE RLAKE DR BROADWAY ST RURAL ST BLUFFW O O D D R N LASALLE ST 40TH ST CROWS NEST DR EVANSTON AVE S H E R M A N AVE WYNNEDALE RD 62ND PL HUNTINGTON RD HAMPTON DR MC LEAY DR BURCH DR 62ND ST WOO DSI D E D R 65TH ST WEST B O U R N E D R WINTHROP AVE CARROLLTON AVE WALDEN LN MUNSEE CIR 52ND ST BRIARWOOD DR 52ND ST ROOKWOOD AVE BYRAM AVE NORTH E R N L N 70TH ST PARC CHATE AU DR WOODMERE DR RESE RVE DR 73RD ST BROUSE AVE ORLANDO ST 48TH ST DELAWARE ST ARMOUR AVE WILLIAMS C R E K D R 63RD ST O XFORD S T LASALLE ST CARO L I N E AV E RYAN DR 58TH ST DELL ZELL DR 64TH ST 63RD ST ARDEN DR SHELBURNE DR NORTHVIEW AVE BROADMOOR RD CHERRY LN B LA C K OAK DR 39TH ST CARROLLTON AVE CREEK ED CREEK DR BROADWAY ST 72ND PL NORTHGATE ST TOA D H O L LO W LN WESTFIELD BLVD CANTERBURY LN 72ND ST PENNSYLVANIA ST 72ND ST 53RD ST FAIRWAY DR 64TH ST WOODS I D E D R WASHINGTON BLVD CAMBRIDGE LN 55TH ST 56TH ST PARKER LN DOVER RD DENNY ST PAULA LN SDR A D A M S ST CHESTER AVE 38TH ST NDR ROSELAWN DR NORROSE DR OXFORD ST PARKER AVE WILSHIRE RD DEVON DR 40TH ST SDR GRANT AVE MOHAW K L N TRAMCUS DR GALAHAD DR FOREST MANOR AV E GLADSTONE AVE DOUG LA S R D M ER D I IAN PKWY CA RV E L AV E SHAWNEE RD DARROW DR R O S S LYN AV E COBU RN AV E C O M P T O N ST D E A R B O R N S T SUNNY MEADE LN PATTERSON ST CLARENDON RD LESTER ST DELAWARE ST CROWN ST 69TH ST A N N E T T E S T SP NI DRIFT LN 61ST ST NORTHERN AVE HARVARD PL BURLINGTON AVE 65TH ST CAROLINE ST C A R O L I N E AVE 42ND ST HILLSIDE AVE CASTANIA WAY EWING ST WINDING WAY ERIE AVE WASHINGTON BLVD 67TH ST CLARENDON PL NEW JERSEY ST R O M M E L D R WE L L I N G TON WDR 56TH ST SPRINGFIELD DR 57TH ST ROLLING R I D G E RD GABL E LN CI R PA RK AVE OLYMPIA DR KENWOOD AVE CO B U R N AV E GIFFORD AVE BRIDGE VIEW WAY 68TH ST WINTHROP AV E COOPER RD GRACELAND AVE 61ST ST PERSHING AVE CORNELIUS AVE ERIE AVE ALIMINGO DR F I L L Y CIR GRACELAN D AV E 56TH ST OLES DR WHITLEY LN ARBOR GREEN LN HILLSIDE AVE BROUSE AVE KINGSLEY DR NORWALDO AVE 70TH PL B ROADWAY ST COBURN AVE 61ST

ST ILLINOIS ST 59TH ST QUINTARA DR 46TH ST T U X E D O S T STAMM AVE 44TH ST BERKLEY PL STONE HILL DR DITCH RD C O B U R N AVE 66TH ST G R A N D I O S E DR MERRIAM R D 63RD ST ALIMINGO DR PARK AVE PARK AVE RIVIERA ST SYLVAN RI D G E R OAKLAND AVE D 72ND ST KATHRYN DR 59TH ST DEARBORN ST BETTCHER AVE 72ND ST 58TH ST 61ST ST 57TH ST WILL CREST DR R U R A L ST NEW JERSEY ST RUCKLE ST WOODRIDGE BLVD VERA DR 39TH ST 67TH ST 42ND ST JOHNSON CREEK CIR RO UND LAKE RD 44TH ST 43RD ST HAMPTON DR ORLANDO ST SUNSET AVE 38TH ST NDR NORTHGATE ST H I L L S I D E AVE ED H R ILLS I D E AV E W D R 59TH ST BUCKINGHAM DR MIAMI DR GIF F O R D S T GRANT AVE 71ST ST PAGE BLVD BRYN MAWR DR WESLYNN DR DEARBORN ST WILLOW RD DUKE ST GLENCAIRN LN YACHT HARBOR CIR MARRISON PL OAK LN 72ND ST BU NKER HILL DR WARWICK RD NESBITT RD PA ULA LN EDR BROU S E AV E NICHOLAS RD ROWIN RD HAWKS LN 58TH ST IVY LN CASTLE ROW ST CIRCLE DR BOW LN M EDA LLION DR PARK CENTRAL DR S PARK CENTRAL WAY EVA N S T O N AVE SUNRISE RD BIRCH W O O D AV E RIVER HEIGHTS DR T U X E D O S T CHESTER WDR PARR DR WILDWOOD AVE CRAWFORD DR DEAUVILLE DR C H E S T E R L N RAVINE RD CHESTER E D R CRYSTA L BAY D R ROYA L L AKE CI R Q UESTO VER CI R CLAY ST B O N N I E B R A E ST 59TH ST H D I D E N ORCH A R D LN BARBARY LN SEXTANT DR 65TH ST YVONNE DR LAVEROCK RD 71ST ST PA R C C HATEAU WDR WOOD KNOLL LN KING AVE ALLISONVILLE RD SHARON RD ASHBOURNE LN KARSTADT AVE BAUR DR CLARENDON RD LIBERTYBLVD PL JENNYS RD COOPER P O I N T E D R KENNEDYLN MARCY LN 53RD ST SPIRIT LAKE DR G A R V E R RD LASALLE ST CENTRAL AVE BLUFFWOOD DR W 66TH ST TUXEDO ST MOHAWK LN ABBY CREEK LN FOREST VIEW DR RIVERVIEW DR D E A R B O R N S T C H A V E R F O R D A V E R E S T V I E W AV E LANCET LN PARK AVE 64TH ST STAFFORD WAY 67TH ST MONACO DR WOODSIDE DR S Y L V A N R I D G E R D PAMELA DR LAKE SHORE DR CARVEL AVE SHORE ISLAND DR EDGEMERE DR FAIRWAY DR GARDE N RD MERIDIA N S T W D R EWING ST SALEM ST MA L L A R D V I E W LN O L N E Y S T WOODMERE DR W O O D M E R E CIR GREER DELL RD 70TH ST CIRCLE BLVD 55TH ST FLEETWOOD DR FOREST MANOR AVE COLLINGWOOD DR FOREST VIEW DR HILLSIDE AVE ROLAND RD EWING ST TUXEDO ST O A K L A N D A V E O L N E Y S T U N S E T LN 72ND ST CANAL BLVD OXFORD ST LANCELOT DR LASAL L E S T ROLAND RD MEDORA D R O L Y M P I A DR OLNEY S T WOODSIDE DR ARBOR GREEN WAY MEDI A D R FOXWO O D L N TACOMA AVE TEMPLE AVE MAYFAIR DR COIL ST O A K L A N D AV E 63RD ST KENRUTH DR SANWELA DR OAKLAND AVE DEARBORN ST ALLEN'S LN SHAWNEE RD ROSE H I L L D R 58TH ST 65TH ST LOUGHERY LN WELLINGTON RD S UNNY LN COOPER RD ROME DR 51ST ST MILLERSVILLE RD SUNSET LN EWING ST KESSLER RIDGE DR MALLARD VIEW DR CASTANIA D R SUNSET LN DELMAR RD KINGSWAY DR 60TH ST 65TH PL LORRAIN RD LAKEWAY DR 72ND ST SHOREWOOD DR OXBOW WAY DAWSON LAKE DR A L L I S O N V I L L E RD **62ND ST BROAD RIPPLE AVE** BROAD RIPPLE AVE 52ND ST 52ND ST 52ND ST 52ND ST 38TH ST 38TH ST COLLEGE AVE CO L L E G E AVE COLLEGE AVE COLLEGE AVE COLLEGE AVE 62ND ST **62ND ST KESSLER BLVD EDR** KESSLER BLVD EDR KESSLER BLVD EDR KESSLER BLVD EDR WESTFIELD BLVD WESTFIELD BLVD SHERMAN DR SHERMAN DR 46TH ST 46TH ST 46TH ST 46TH ST KNOLLTON RD KNOLLTON RD 51ST ST KNOLLTON RD 71ST ST SUTHERLAND AVE CENTRAL AVE CENTRAL AVE CENTRAL AVE CENTRAL AVE CAPITOL AVE CAPITOL AVE CAP I T O L AV E 71ST ST 71ST ST D E A N R D DEAN RD 46TH ST KEYSTONE AVE WESTFIELD BLVD WESTFIELD BLVD TOWNSHIP LINE RD ILLINOIS ST ILLINOIS ST ILLINOIS ST KESSLER BLVD WDR KESSLER BLVD WDR KESSLER BLVD WDR OLD ALLISONVILLE RD 38TH ST FALL CREEK PKWY NDR MERIDIAN HILLS BLVD WESTLANE RD GRANDVIEW DR GRANDVIEW DR GRANDVIEW DR FALL CREEK PKWY NDR MICHIGAN RD MICHIGAN RD MICHIGAN RD MICHIGAN RD FALL CREEK PKWY NDR KEYSTONE AVE **KEYSTONE AVE** KEYSTONE AVE KEYSTONE AVE MERIDIAN ST MERIDIAN ST MERIDIAN ST M E R D I A I N S T MERIDIAN ST ALLISONVILLE RD ALLISONVILLE RD ALLISONVILLE RD 38TH ST 38TH ST 38TH ST 38TH ST 38TH ST 38TH ST BINFORD BLVD BINFORD BLVD DR M L KING JR ST 65 WS091 WY011 PK024 WS053 WS030 WS041 WS042 CN004 CN011 WS044 WS098 WS107 WS081 WS055 CN003 WS094 WS101 WS087 WS076 WS045 WS079 WS090 WS047 WS080 WS040 WS070 WS061 CN009 WS105 WS062 WS064 WS077 WS066 WS046 WS099 WS038 CN001 WS073 WS043 WS034 WS104 WS097 CN013 WS028 WS106 WS052 PK017 WS085 WS096 CN010 CN014 WS048 WS067 WS037 WS069 WS084 WS102 WS071 WS086 WS095 WS103 WS089 WS063 WS065 WS036 WS068 WS083 PK025 WS057 WS058 WS059 WS074 WS060 WS078 CN016 WS092 WS056 WS100 WS093 WS054 WS072 WS088 WS075 CN017 WS049 L E M A N S CT ANTIQUE CT LEMANS CT EDGEMERE CT JACKSON SQUARE CT GABLE L N C T PARK CENTRAL CT BUNGALOW CT MINOR CT BOSTON CT BOSTON CT BANDO CT E FOX HILL CT LEMANS CT LAKE CT INDIANOLA CT TRAM CT GLADESEND CT EVANSTON CT BLUE GRASS CT MARKSMAN CT SAILING CT KESSLER W O O D C T RUNDLE CT OLYMPIA CT R B I D G E W O O D CT WOODMERE CT HAZELWOOD CT NORT H D A L E L A K E C T WESLEY CT HEANEY CT WICHSER CT OCITA CT 67TH CT FEN CT ALEXANDRIA CT C O O P E R S Q U A R E C T WESTFIELD CT WESTFIELD CT W RALPH CT E D G E M E R E C T PARK L O D G E T C W H T I E O A K C T FOX H ILL C T ALSUDA CT MC KINLEY CT HIDDEN ORCHAR D CT DA M A R C T KEENSBURG CT SADDLEBROOK CT E BROCKTON CT W H I T E T H O R N C T ROLLING PINESC T LEMANS CT BOSTON CT THOMPkins SQUARE CT HIG H MOUNT CT LEMANS CT CARROLLTON CT DUNA W AY CT 38TH CT EQUESTRIAN CT BANDO CT W WAVE R LY CT BOETTCH E R CT CAMWOOD CT EW ST FI EL D CTW STALLION CT SCENIC CT HORIZON CT SOUT H W I C K CT 68TH CT PARKER CT GREYFRIA CT R NOTTINGHAM CT KN O L L C REST CT KEYSTONE CT ORLANDO CT HIGHLAND MANOR CT N BROCKTON CT MEADOW CT S HIGHLAND MANOR CT S **Bishop Chatard**

Beverly Newman, Ed.D.

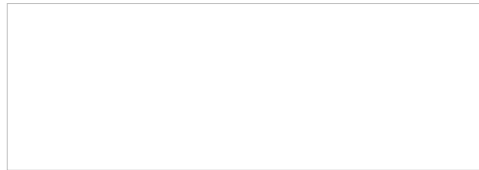
From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Tuesday, February 4, 2025 11:46 AM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Assault reported less than 0.9 miles from your home

This alert brought to you by:

Dear Lawrence,

We found this violent crime in your area:

An Assault has been reported near 14XX BLOCK KESSLER BOULEVARD E DR less than 0.9 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 14XX BLOCK KESSLER BOULEVARD E DR
- **Description:** SIMPLE ASSAULT. AGENCY: IMPD

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- + Act now to get a Google Nest Doorbell (battery) + Yale Smart Lock on us*
- + Monitoring starting at \$24.99 per month

*Req. min. purchase of \$639 for self-setup or \$1,169 for pro install & pro monitoring plan starting at \$39.99/mo. w/ 1 mo. min. w/self-setup or \$49.99 for 36 mo. w/pro install (early cancel fees). Pro install not available for online orders. Terms & pricing here. Exp 3/12/24



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From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Whitaker, Nancy G.](#); [Honea, Eddie D.](#)
Subject: Fw: Alert: Theft reported less than 1 miles from your home MORE CRIMES TODAY
Date: Tuesday, February 4, 2025 11:38:47 PM

Beverly Newman, Ed.D.

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Tuesday, February 4, 2025 12:57 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Theft reported less than 1 miles from your home

This alert brought to you by:

Dear Lawrence,

We found 2 nonviolent crimes in your area:

A Theft has been reported near 55XX BLOCK N KEYSTONE AVE less than 1 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 55XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD [Click for police report](#)

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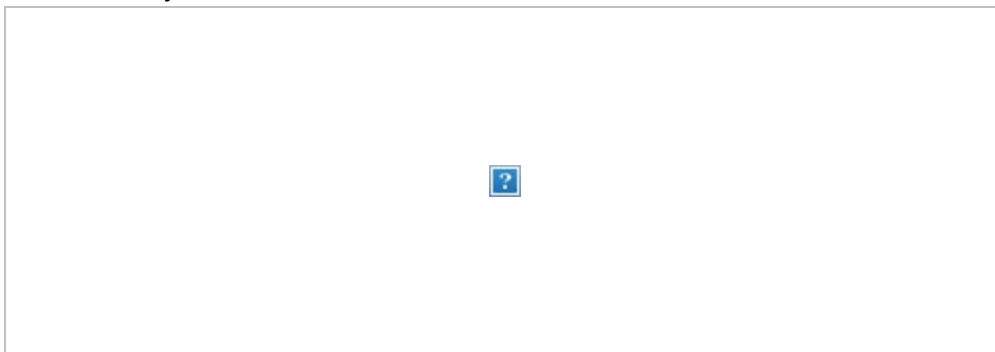
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*Req. min. purchase of \$639 for self-setup or \$1,169 for pro install & pro monitoring plan starting at \$39.99/mo. w/ 1 mo. min. w/self-setup or \$49.99 for 36 mo. w/pro install (early cancel fees). Pro install not available for online orders. Terms & pricing here. Exp 3/12/24

A Theft has been reported near 60XX BLOCK RALSTON AVE less than 0.6 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft

- **Address:** 60XX BLOCK RALSTON AVE
 - **Description:** MOTOR VEHICLE THEFT. AGENCY: IMPD [Click for police report](#)
-



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From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [PlannerOnCall](#); [Vukusich, Megan](#); [Beeler, Brandon](#); [Indy Documenters](#); [assistant@delaneylaw.net](#); [Delaney, Brienne](#); [Honea, Eddie D.](#); [Whitaker, Nancy G.](#); [Hudson, Ethan](#)
Subject: Re: Opposition Letter Request
Date: Tuesday, February 4, 2025 11:45:55 AM
Importance: High

I hope your site visit includes the obtrusive, blinding Franklin Pest company sign. We have been driving down Keystone since 1987 and have never seen such a glaring sign right in the sight line. This sign should have never been approved by MDC.

Do not forget that this Las Vegas-like sign is **directly across from IPS 59 and next door to a victims' trauma treatment center** and in our residential neighborhood. Between the two corporations at 6008-6018 North Keystone, the character of our family residential neighborhood is being intentionally eroded with a glaring, blinding sign and commercial "artwork" in opposition to the beautiful wall murals throughout Broad Ripple, which commercializations should never have been approved, as they directly impact upon increasing crime rates, traffic congestion, noise pollution, air pollution, influx of unidentified people, and other such facets of Indy's housing crisis.

Beverly Newman, Ed.D.

"I will give you a new heart and put a new spirit within you" - Ezekiel 36:26

From: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Sent: Monday, February 3, 2025 11:22 PM
To: AL KATZ- Help Elders <helpelders@hotmail.com>
Subject: Automatic reply: Opposition Letter Request

Greetings,

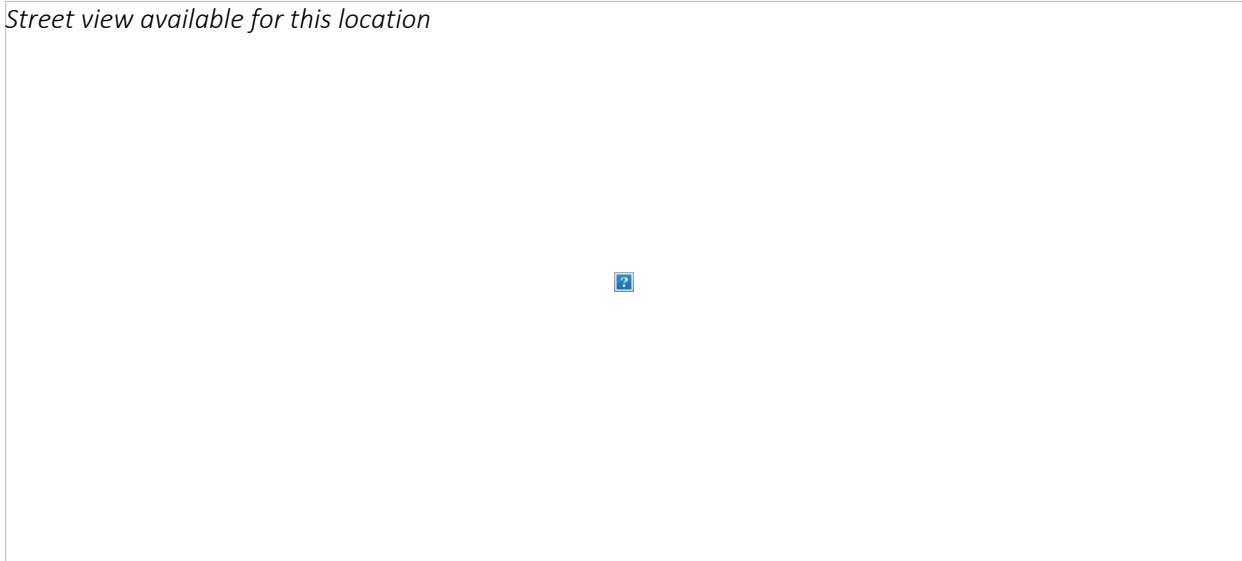
I will be conducting a site visit the rest of the afternoon.

You may contact our office at 317-327-5155 or PlannerOnCall@indy.gov.

From: [AL KATZ- Help Elders](#)
To: [Vukusich, Megan](#); [Beeler, Brandon](#); [Hudson, Ethan](#); [assistant@delaneylaw.net](#); [Delaney, Brienne](#); [Traheta, Marleny](#); [Honea, Eddie D.](#); [Whitaker, Nancy G.](#)
Subject: JUVENILE-VICTIM SHOT/STABBED IN OUR NEIGHBORHOOD: Alert: Shooting reported less than 1.2 miles from your home
Date: Monday, February 3, 2025 1:23:59 PM

THE CITY OF INDIANAPOLIS SHOULD BE DOING ITS UTMOST TO MINIMIZE CRIMES VIA **STABLE HOME OWNERSHIP** - NOT HIGH TURNOVER RATES OF CORPORATE ACQUISITION INVESTOR OWNERSHIPS LIKE 6008 and 6018 NORTH KEYSTONE AVENUE WITH COMMERCIAL ZONING THAT **INCREASES CRIME RATES AND DECREASES PUBLIC SAFETY** AND PROPERTY VALUES.

Street view available for this location



Beverly Newman, Ed.D.

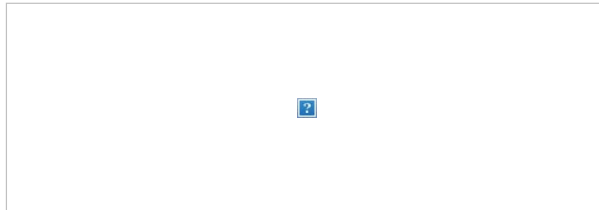
From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Wednesday, January 29, 2025 11:40 AM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Shooting reported less than 1.2 miles from your home

This alert brought to you by:

Dear Lawrence,

We found this violent crime in your area:

A Shooting has been reported near 60XX CARVEL AVE. less than 1.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Shooting
- **Address:** 60XX CARVEL AVE.

- Description: **Shooting/Stabbing, U/D: Correcting category. IMPD o/s of juvenile shot. Victim** alert & talking.

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*Req. min. purchase of \$639 for self-setup or \$1,169 for pro install & pro monitoring plan starting at \$39.99/mo. w/ 1 mo. min. w/self-setup or \$49.99 for 36 mo. w/pro install (early cancel fees). Pro install not available for online orders. Terms & pricing here. Exp 3/12/24



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From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Whitaker, Nancy G.](#); [Honea, Eddie D.](#)
Subject: 4 MORE NEIGHBORHHOD CRIMES WITH INCREASED COMMERCIALIZATION: Alert: Theft reported less than 0.2 miles from your home
Date: Monday, February 3, 2025 1:06:36 PM

Beverly Newman, Ed.D.

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Monday, February 3, 2025 12:43 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Theft reported less than 0.2 miles from your home

This alert brought to you by:

Dear Lawrence,

We found 4 nonviolent crimes in your area:

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft

Address: 61XX BLOCK N KEYSTONE AVE

- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD [Click for police report](#)

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A Theft has been reported near 55XX BLOCK N KEYSTONE AVE less than 1 mi from your home:



Share with a neighbor:

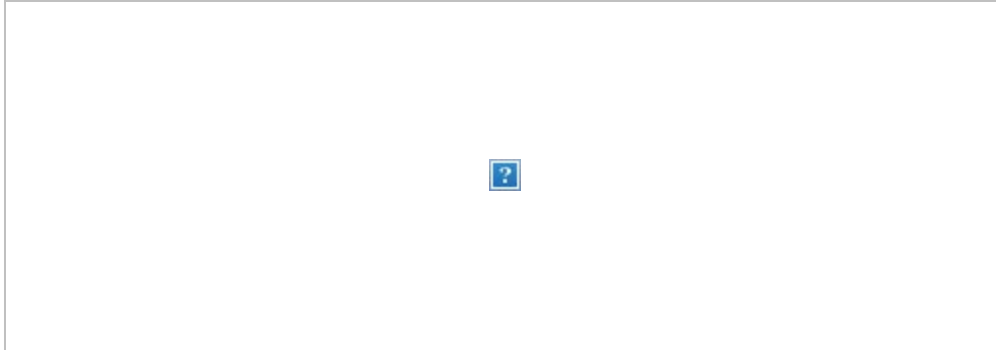


From local police records:

- **Crime Type:** Theft
- **Address:** 55XX BLOCK N KEYSTONE AVE

- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD [Click for police report](#)

A Theft has been reported near 25XX BLOCK TACOMA CIR less than 0.8 mi from your home:



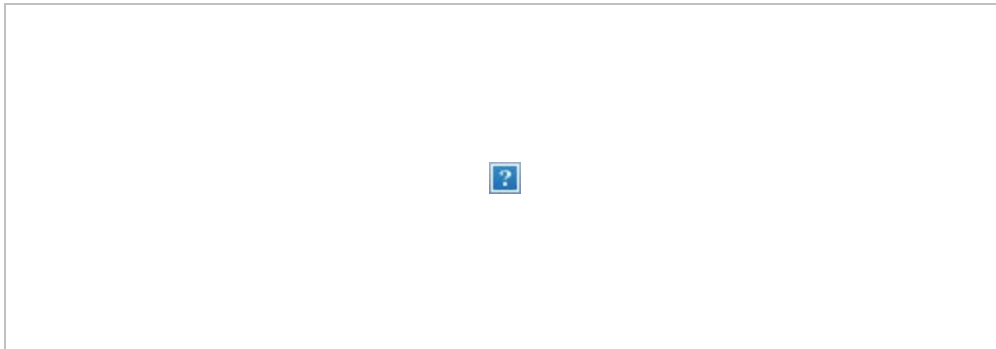
Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 25XX BLOCK TACOMA CIR
- **Description:** THEFT FROM MOTOR VEHICLE. LARCENY FROM MOTOR VEHICLE. AGENCY: IMPD [Click for police report](#)

A Theft has been reported near 55XX BLOCK N KEYSTONE AVE less than 1 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
 - **Address:** 55XX BLOCK N KEYSTONE AVE
 - **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD [Click for police report](#)
-
-

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From: [AL KATZ- Help Elders](#)
To: [Vukusich, Megan](#); [Beeler, Brandon](#); [Whitaker, Nancy G.](#); [Iraheta, Marleny](#); [Honea, Eddie D.](#)
Subject: ADDITIONAL 3 CRIMES IN OUR NEIGHBORHOOD WITH INCREASED COMMERCIALIZATION - Fw: Alert: Theft reported less than 0.3 miles from your home
Date: Thursday, January 30, 2025 4:21:34 PM
Importance: High

Beverly Newman, Ed.D.

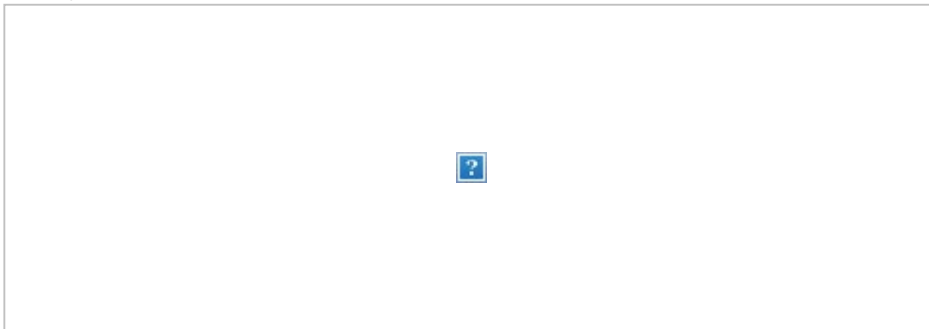
From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Thursday, January 30, 2025 12:10 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Theft reported less than 0.3 miles from your home

This alert brought to you by:

Dear Lawrence,

We found 3 nonviolent crimes in your area:

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.3 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** **CREDIT CARD/AUTOMATIC TELLER MACHINE FRAUD.** FRAUD-CREDIT CARD/ATM. AGENCY: IMPD

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*Req. min. purchase of \$639 for self-setup or \$1,169 for pro install & pro monitoring plan starting at \$39.99/mo. w/ 1 mo. min. w/self-setup or \$49.99 for 36 mo. w/pro install (early cancel fees). Pro install not available for online orders. Terms & pricing here. Exp 3/12/24

A Theft has been reported near 60XX BLOCK N RURAL ST less than 0.4 mi from your home:



Share with a neighbor:

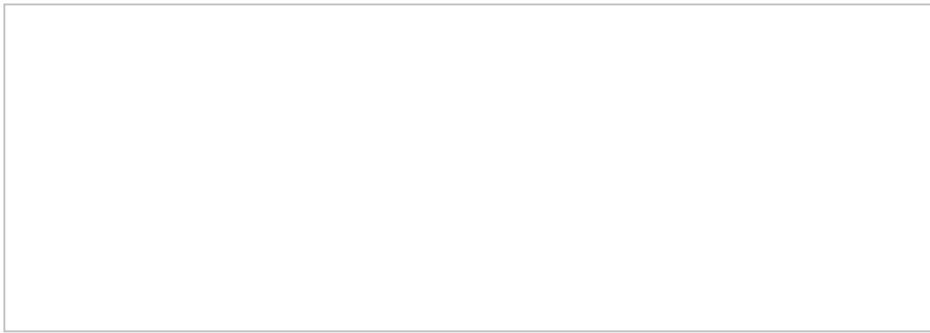


From local police records:

- **Crime Type:** Theft
- **Address:** 60XX BLOCK N RURAL ST
- **Description:** **FALSE PRETENSES/SWINDLE/CONFIDENCE GAME.** FRAUD-OTHER. AGENCY: IMPD

[Click for police report](#)

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.4 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** MOTOR VEHICLE THEFT. AGENCY: IMPD

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To: [Vukusich, Megan](#); [Beeler, Brandon](#); [Hudson, Ethan](#); [Whitaker, Nancy G.](#); [Iraheta, Marleny](#); [Honea, Eddie D.](#); assistant@delaneylaw.net; [Delaney, Brienne](#)
Subject: 3 MORE VIOLENT CRIMES IN OUR NEIGHBORHOOD WITH INCREASING COMMERCIALIZATION - Alert: Shooting reported less than 1.2 miles from your home
Date: Thursday, January 30, 2025 4:15:06 PM

Beverly Newman, Ed.D.

"I will give you a new heart and put a new spirit within you" - Ezekiel 36:26

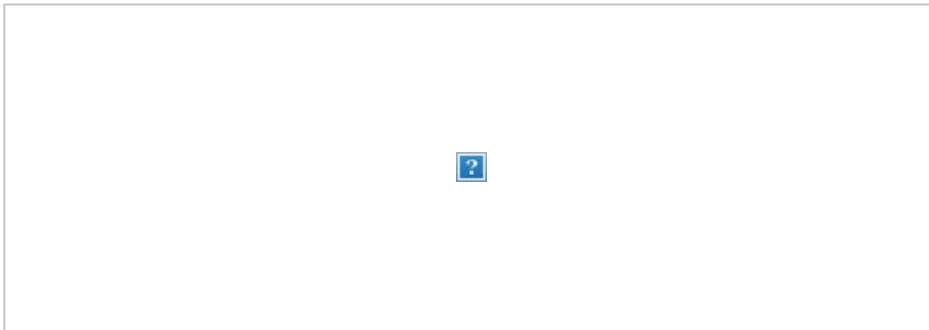
From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Thursday, January 30, 2025 11:52 AM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Shooting reported less than 1.2 miles from your home

This alert brought to you by:

Dear Lawrence,

We found **3 violent crimes** in your area:

A Shooting has been reported near 60XX CARVEL AVENUE less than 1.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** **Shooting**
- **Address:** 60XX CARVEL AVENUE
- **Description:** A Report Of A Person Shot.

[Click for police report](#)

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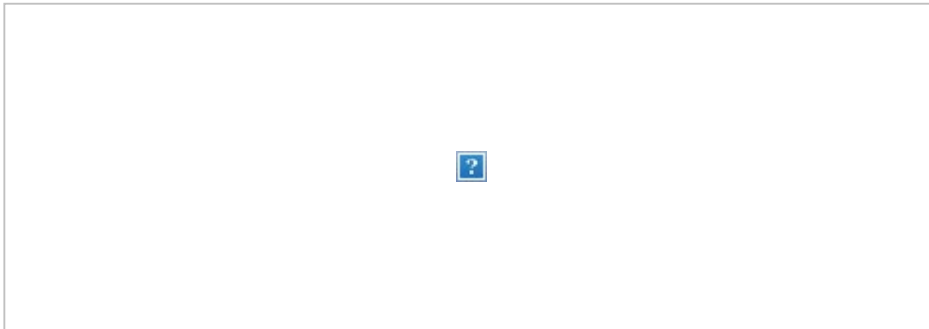
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An Assault has been reported near 23XX BLOCK E 54TH ST less than 1.2 mi from your home:



Share with a neighbor:

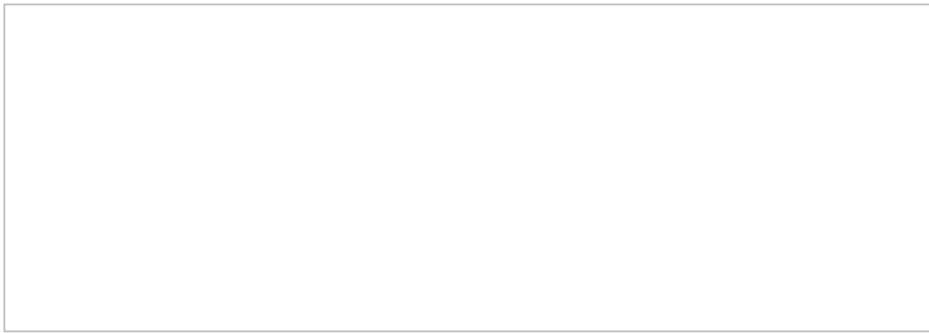


From local police records:

- **Crime Type:** Assault
- **Address:** 23XX BLOCK E 54TH ST
- **Description:** AGGRAVATED ASSAULT. AGENCY: IMPD

[Click for police report](#)

An Assault has been reported near 60XX BLOCK CARVEL AVE APT 721 less than 1.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 60XX BLOCK CARVEL AVE APT 721
- **Description:** **AGGRAVATED ASSAULT**, AGENCY: IMPD

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From: [AL KATZ- Help Elders](#)
To: [Whitaker, Nancy G.](#); [Beeler, Brandon](#); [Vukusich, Megan](#); [Iraheta, Marleny](#); [Honea, Eddie D.](#); [Hudson, Ethan](#); [Assistant@delaneylaw.net](#); [Delaney, Brienne](#); [victoria.spartz@mail.house.gov](#)
Subject: MORE CRIMINALS IN OUR NEIGHBORHOOD WITH INCREASED CORPORATE COMMERCIALIZATION- Alert: Registered Offender 1.1 miles from your home
Date: Wednesday, January 29, 2025 10:17:47 AM
Importance: High

Beverly Newman, Ed.D.

"I will give you a new heart and put a new spirit within you" - Ezekiel 36:26

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Tuesday, January 28, 2025 4:56 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Registered Offender 1.1 miles from your home

Dear Lawrence,

A registered offender is located in your area at:
1151 CASTLE ROW ST INDIANAPOLIS IN
Less than 1.1 miles from your home

[View Map](#)



- **Name:** MICHAEL GREGGORY DIONICIO KENDRICK
- **Alias(es):** Not Provided
- **Offense(s):** [35-42-4-4(C) - Possession of Child Pornography]
- **Alert date:** Tuesday, January 28, 2025

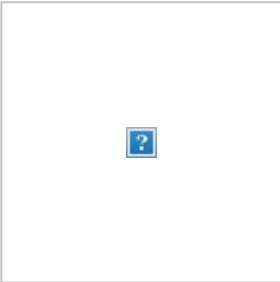
[View Details](#) Tell others about this offender moving in:



WARNING: Sharing this publicly available Registered Offender information in order to threaten, harass, intimidate, or otherwise injure another person may subject you to civil and/or criminal prosecution.

Data Provided by Family Watch Dog

A registered offender is located in your area at:
2444 E 64TH ST INDIANAPOLIS IN
Less than 0.8 miles from your home
[View Map](#)



- **Name:** ANGELA LAVENIA JONES
- **Alias(es):** Not Provided
- **Offense(s):** [35-42-1-3 - Voluntary manslaughter]
- **Alert date:** Tuesday, January 28, 2025

[View Details](#) Tell others about this offender moving in:



WARNING: Sharing this publicly available Registered Offender information in order to threaten, harass, intimidate, or otherwise injure another person may subject you to civil and/or criminal prosecution.

Data Provided by Family Watch Dog



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From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Honea, Eddie D.](#); [Whitaker, Nancy G.](#)
Subject: Fw: Alert: Thefts reported less than 1 mile from your home - MORE CRIMES REPORTED TODAY
Date: Wednesday, January 22, 2025 4:08:47 PM

Beverly Newman, Ed.D.

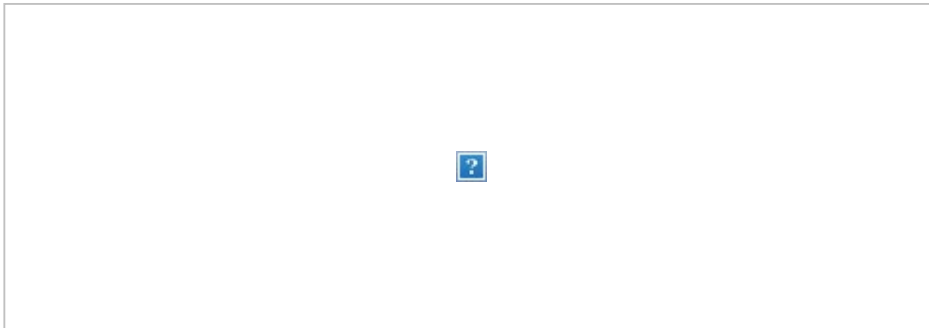
From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Wednesday, January 22, 2025 3:42 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Theft reported less than 1 miles from your home

This alert brought to you by:

Dear Lawrence,

We found 2 nonviolent crimes in your area:

A Theft has been reported near 55XX BLOCK N KEYSTONE AVE less than 1 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 55XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

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emergencies when every second makes a difference.

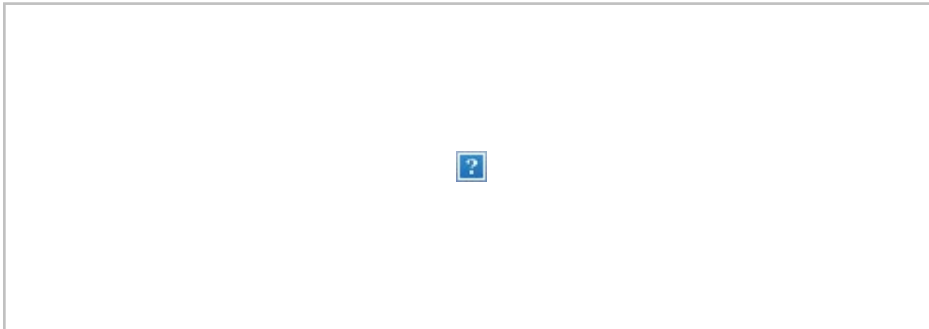
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--> -->

--> --> --> A Theft has been reported near 55XX BLOCK N KEYSTONE AVE less than 1 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 55XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

[Click for police report](#)

Take the Kesslerwood Neighborhood Survey: [Have you been asked to 'round up' for charity at the grocery store?](#)



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From: [Al KATZ- Help Elders](#)
To: [Vukusich, Megan](#); [Beeler, Brandon](#); [Hudson, Ethan](#); [Iraheta, Marieny](#)
Cc: [Honea, Eddie D.](#); [Whitaker, Nancy G.](#)
Subject: Re: REQUEST
Date: Wednesday, January 22, 2025 1:18:55 PM
Importance: High

We are requesting Commitments on 6008 and 6018 North Keystone, as the neighborhood deserves to have in writing this information that is vital to our safety and property values over time. We have no reason to believe that Petitioners' intents are consistent with their representations, as the major national and global corporations involved in these dual-joined properties are **investor acquisition corporations** that can deprive this City of millions of dollars of revenue from high turnover rates of renters, high rates of evictions, and/or poor property maintenance lowering property values.

Lexitas/Apax corporations have already proven their intent to change the character and image of Broad Ripple/Glendale with the gaudy "artwork" mural on the Lexitas property - totally inconsistent with the beautification murals throughout Broad Ripple. Between these two acquisition investor corporations, hundreds of properties around the world have been acquired for profit, not for communal benefit, health, and safety.

In terms of safety, these corporations harbor/contain toxic chemicals that are flammable, combustible, and/or explosive in close proximity to a singular abuse treatment center, public school, our home, a CME church, a Catholic church, a huge Catholic school complex, and numerous homes of infants, toddlers, school children, and teens. As we know from the uncontained fires in California, even a single ember can enflame entire neighborhoods, cities, and communities, given adverse weather conditions and flammables. **Indianapolis has been alerted multiple times about these public health and safety risks** and is responsible for future property damages, personal injuries, and deaths.

Even beyond fire risks, **toxic chemical leaks endanger those in surrounding areas via inhalation and water and ground contamination. Toxic chemicals in pesticides containing heavy metals such as arsenic, for instance, persist forever (9,000 years).**

Explosive materials (Class 1)

Class 1 items are not usually shipped by air and are divided into six subdivisions. They cover substances that have an explosion hazard, explosions that may project fragments and firebrands, and fire hazards.

Gases (Class 2)

This class is divided into three subdivisions that include flammable gases, toxic gases and gases that are neither flammable or toxic such as helium and oxygen.

Flammable Liquids (Class 3)

Class 3 comprises liquids or mixtures of liquids that will give off flammable vapours at specific temperatures and have a flash point of not more than 60.5 degrees Celsius / 140.9 degrees Fahrenheit.

Flammable Solids (Class 4)

Flammable solids are divided into three subdivisions that include highly flammable solids, solids that are likely to spontaneously and substances that, if they come into contact with water, emit flammable gases.



Oxidising Substances and Organic Pesticides (Class 5)

This class is divided into two subdivisions and covers agents that react with oxygen and organic pesticides.



Toxic and Infections Substances (Class 6)

Class 6 is divided into two subdivisions and includes substances such as cyanide, arsenic, vaccines and pathology specimens.



Radioactive Materials (Class 7)

Class 7 covers materials that have a specific activity greater than 70 kilobecquerels per kilogram.



Corrosive Materials (Class 8)

Class 8 does not have any subdivisions and comprises corrosive liquids and solids that will cause severe damage when in contact with living tissue; or, in the case of leakage, will materially damage or even destroy other goods or the aircraft itself. Corrosive items include battery acids, sulfuric acid and mercury.



Miscellaneous (Class 9)

Class 9 is for miscellaneous dangerous items. The class does not have any subdivisions but comprises any substance that may pose a danger during air transport that isn't covered by the other classes. This includes items with anaesthetic properties, solid dry ice, asbestos, life rafts and chain saws.

*"It is well recognized that long-term arsenic exposure can have **multisystemic toxic effects, including skin, cardiovascular, neurological, respiratory, and developmental effects**. In particular, the skin is the most sensitive organ to arsenic exposure. Skin lesions (e.g., hyperkeratosis, pigmentation, and Mee's lines on nails) and skin malignancies (e.g., Bowen's disease and basal cell carcinomas) are usually the first visible signs of arsenic exposure and are considered to be the most prominent symptoms of chronic arsenic toxicity. These skin manifestations can occur within months or several years after arsenic exposure and can persist for many years*

"In modern society, the use of arsenic in industry and agriculture is very common. This report has elucidated the effects of arsenic-based compounds on the occurrence of high arsenic levels in drinking water. Environmental policymakers should formulate regulations to strengthen the management of these arsenic-related products."

<https://pmc.ncbi.nlm.nih.gov/articles/PMC4730524/>



Chronic Arsenic Poisoning Probably Caused by Arsenic-Based Pesticides: Findings from an Investigation Study of a Household - PMC - PubMed Central (PMC)

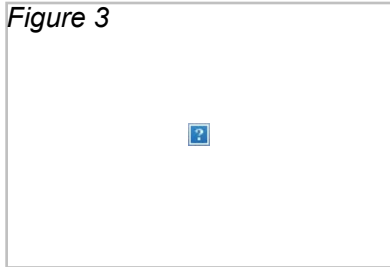
Clinical appearance of the woman we first identified: (i) palms; (ii) soles; (iii) right arm.2.2. Investigation. All of the woman's family members, except for those working outside of the village, were examined for symptoms of chronic arsenic

poisoning, including pigmentation and de-pigmentation on the trunk and hyperkeratosis on the palms of the hands and soles of the feet.

pmc.ncbi.nlm.nih.gov

EXCERPT: ARSENIC EXPOSURE PHOTOS

Figure 3



How long will arsenic stay in soil?

"One estimate of **the residence time for arsenic in soil is 9000 years**. Since arsenic is expected to remain in soil for centuries or longer, contaminated soil left at the site must be considered a potential source of exposure throughout this time frame."

"Anthropogenic sources of arsenic include nonferrous metal mining and smelting, **pesticide application**, coal combustion, wood combustion, and waste incineration. **Most anthropogenic releases of arsenic are to land or soil, primarily in the form of pesticides** or solid wastes. However, **substantial amounts are also released to air and water**.

<https://www.in.gov/idem/recycle/resources/what-makes-a-household-product-hazardous/>

Toxic

"Toxic materials are either poisonous or **cause long-term illness (such as cancer)**. **Pesticides**, paint thinners, many auto products and some cleaners are toxic. Look for words on the product label like "Harmful or fatal if swallowed." "Use only in a well-ventilated area" (this means product fumes are toxic)."

The public health and safety risks of pesticide exposures are contemporaneous, short-term, and long-term effects. One leak can be lethal, disabling, permanent, and/or catastrophic and never should be facilitated or permitted in the vicinity of children, families, schools, disabled persons, churches, and abuse victims, in particular.

Our neighborhood and block have already been infested with **uncontained demolition toxic chemicals for months in 2024** and should never be subjected to any further public health and safety threats.

Beverly Newman, Ed.D.

"I will give you a new heart and put a new spirit within you" - Ezekiel 36:26

From: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

Sent: Wednesday, January 22, 2025 10:38 AM

To: AL KATZ- Help Elders <helpelders@hotmail.com>

Cc: Honea, Eddie D. <Eddie.Honea@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Subject: RE: REQUEST

Beverly,

I will work on your request and will send over the information once it has been acquired. Please anticipate getting these documents by the end of the

week at the latest.

Regarding the property at 2018, previous petitions likely did not have commitments because they were not requested by any neighborhood organization, staff, or neighboring resident.

Sincerely,

Marleny Iraheta | Senior Planner

Department of Metropolitan Development | City of Indianapolis
marleny.iraheta@indy.gov | 317-327-5374 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>

DMD Municode meetings/agendas: [Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County \(municodemeetings.com\)](#)

From: AL KATZ- Help Elders <helpelders@hotmail.com>

Sent: Tuesday, January 21, 2025 10:08 PM

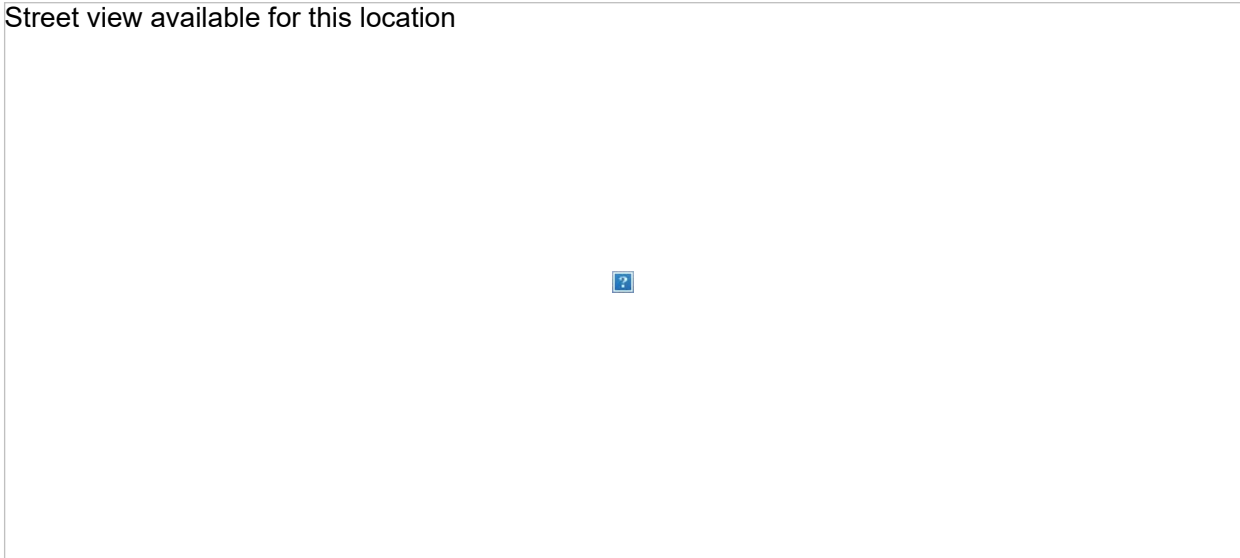
To: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Honea, Eddie D. <Eddie.Honea@indy.gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

Subject: REQUEST

Importance: High

Kindly forward us the entire most recent Petition with all attachments for 6008 North Keystone Avenue, including approval(s) and permits to join these two buildings together; since 6008 is adjoined to 6018.

Street view available for this location



We are still waiting for an answer as to why 6018 did not have Commitments.

Beverly Newman, Ed.D.

From: [AL KATZ- Help Elders](#)
To: [Honea, Eddie D.](#); [Hudson, Ethan](#); [Beeler, Brandon](#); [Iraheta, Marleny](#); [Whitaker, Nancy G.](#)
Subject: Fw: Alert: Thefts reported less than 1.2 miles from your home - MORE CRIMES TODAY IN OUR NEIGHBORHOOD
Date: Wednesday, January 15, 2025 3:01:01 PM

Beverly Newman, Ed.D.

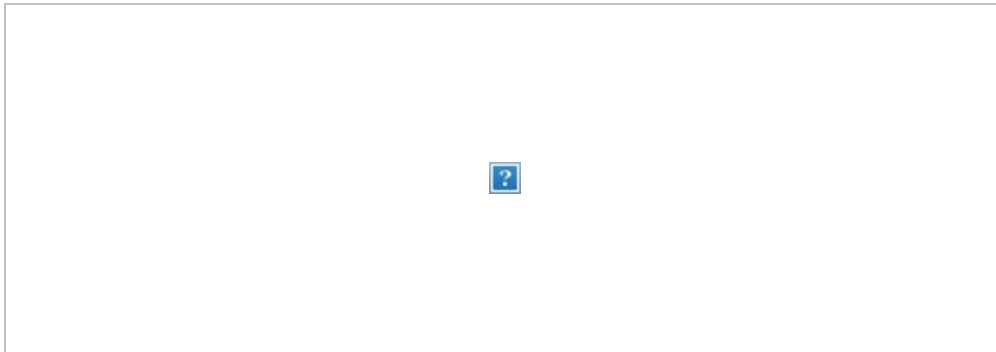
From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Wednesday, January 15, 2025 12:34 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Theft reported less than 1.2 miles from your home

This alert brought to you by:

Dear Lawrence,

We found 2 nonviolent crimes in your area:

A Theft has been reported near 25XX BLOCK TACOMA CIR 302 less than 0.8 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 25XX BLOCK TACOMA CIR 302
- **Description:** THEFT FROM MOTOR VEHICLE. LARCENY FROM

MOTOR VEHICLE. AGENCY: IMPD [Click for police report](#)

Advertisement

When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

They have this deal in **Kesslerwood**:

+ Up to 60% off* your new ADT system

+ Monitoring starting at \$24.99 per month†

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

--> -->

--> --> --> A Theft has been reported near 61XX BLOCK CARVEL AVE APT 1B less than 1.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK CARVEL AVE APT 1B

- **Description:** MOTOR VEHICLE THEFT. AGENCY: IMPD [Click for police report](#)

Take the Kesslerwood Neighborhood Survey: [Have you been asked to 'round up' for charity at the grocery store?](#)



This alert was sent by Neighborhood Alerts, operated by Home Media LLC.

1122 Oberlin Rd.

Raleigh, NC 27605

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From: [AL KATZ- Help Elders](#)
To: [Yukusich, Megan](#); [Beeler, Brandon](#); [Hudson, Ethan](#); [Indy Documenters](#); [Honea, Eddie D.](#); [Iraheta, Marleny](#); [Whitaker, Nancy G.](#)
Subject: Fw: Alert: Assault reported less than 0.4 miles from your home - MORE VIOLENT CRIME TODAY IN OUR NEIGHBORHOOD!
Date: Wednesday, January 15, 2025 12:20:20 PM
Importance: High

Beverly Newman, Ed.D.

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Wednesday, January 15, 2025 12:14 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Assault reported less than 0.4 miles from your home

This alert brought to you by:

Dear Lawrence,

We found this violent crime in your area:

An Assault has been reported near 60XX BLOCK CRITTENDEN AVE less than 0.4 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 60XX BLOCK CRITTENDEN AVE
- **Description:** INTIMIDATION. AGENCY: IMPD

[Click for police report](#)

Advertisement

When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

They have this deal in **Kesslerwood**:

+ Up to 60% off* your new ADT system

+ Monitoring starting at \$24.99 per month[†]

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

Did you find this information helpful?

Yes

No



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From: [Clarke Kahlo](#)
To: [Iraheta, Marleny](#)
Cc: [Weigel, Michael](#); [PlannerOnCall](#); [Whitaker, Nancy G.](#); [Palmer, Jill](#); [Barth, John](#); rongibson.indy@gmail.com
Subject: 2024-ZON-127, fw: 6008 N. Keystone (2024-DV2-029), scheduled for September 10 public hearing
Date: Tuesday, February 11, 2025 4:38:18 PM

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.

Hello Marleny,

Attached is a photo of the intrusive ground sign which was approved by Variance Board 2 last year and now crowds the public right-of-way along Keystone Avenue. It's brightly illuminated at night, intrusively and distractingly so, although it appears that the illumination has been halted during the pendency of the current rezoning petition.

Also attached is a photo of the front facade of the former residence and now a Lexitas office.

Both properties, former modest homes, like the many formerly built along the west side of Keystone Ave., but now replaced with commercial uses, have been almost completely paved over, lot line to lot line. I'm glad I don't live nearby. I should have also photographed the completely paved rear yards of the two adjoining lots. With no mitigation or detention, I'm not sure where all the sheet flow stormwater goes.

Both properties and the nearby area recall James Howard Kunsler in his [The Geography of Nowhere](#): "[The American highway] is now like television, violent and tawdry. The landscape it runs through is littered with cartoon buildings and commercial messages".

Here's the recent *Let's Hear It!* interview with John de Graaf re *The Politics of Beauty*. It was sponsored in part by the Lumina Foundation headquartered here in Indianapolis. He's now finishing up a documentary titled *From Sea to Shining Sea* featuring poet Katherine Lee Bates who wrote the original poem. (*America the Beautiful*, the later popular patriotic song was performed during the recent Superbowl halftime show). Indianapolis native, Melinda Ponder, wrote a fascinating biography of Ms. Bates' life and poetry in 2019.

[The Politics of Beauty with John de Graaf - Let's Hear It Podcast!](#)

And here's the 2-minute trailer to de Graaf's soon-to-be-released documentary *From Sea to Shining Sea*.

www.seatoshiningseafilm.org

I hope some of this history and current context will inspire the DMD's Planners and Board appointees to be cognizant of protecting scenic quality. As has been pointed out many times by scenic advocates, Indianapolis's neighboring cities and towns compete for new businesses and related development partly on the basis of

community appearance.

I urge the Metropolitan Development Commission to deny rezoning petition 2024-ZON-127 which would further commercialize the (increasingly disinvested and vacated) Glendale commercial area.

Clarke Kahlo

From: "Clarke Kahlo" <ckahlo@toast.net>
Sent: Tuesday, August 20, 2024 5:11 PM
To: "Weigel, Michael" <Michael.Weigel3@Indy.Gov>, "DMDpubliccomments" <dmdpubliccomments@indy.gov>
Cc: "Barth, John" <john.barth@indy.gov>
Subject: 6008 N. Keystone (2024-DV2-029), scheduled for September 10 public hearing

Hello Mr. Weigel and Variance Board Div. 2,

Franklin Pest is seeking approval of an eye-catching and oversized ground sign. Yet the business is not a retail operation. It's a service business (C-1 office) which attracts little if any public traffic. Basically, it appears Franklin Pest just wants a bigger more prominent brand to be seen by as many passing motorists as possible. This might be a logical objective for a business plan, but it's arguably anti-public in its effects on the community.

The need is not public safety protection, as it speciously claims in its filed proposed findings. It would actually create more public safety injury in the form of motorist and pedestrian endangerment-- especially on such a high-volume, high-speed primary arterial in an already large and intense commercial district near a public school.

Franklin Pest's offices do not need an internally (or externally) illuminated sign. Presumably, it is not even open in the evenings. Illumination would simply add to driver distraction, of which there is ample in these times. And light and night sky pollution.

It claims their sign would make it easier for visitors to identify the building location, but that seems misleading, again b/c the business is not a retail use. Also, with near universal GPS, wayfinding (for Franklin's suppliers, etc.) is often easy.

Sign clutter has been the oft ridiculed bane of existence, and the butt of jokes, for North Keystone Avenue going back at least to the 1960s. Fortunately, more protective signage control (both ordinance provisions and regulatory control) have helped to improve streetscape aesthetics and safety. Also, it's hard to envision how an oversized, illuminated sign -- which, as depicted, twice refers to pest control-- would enhance the scenic quality of the street and the image, desirability, and value of the nearby residential areas.

Also, in my regular neighborhood perambulations, I continually see illegal commercial advertising signs in the public rights of way promoting many pest control companies. It's evidently a profitable and competitive business and the violators (to my knowledge, NOT including Franklin Pest), obviously feel no compunction in flaunting our ordinance prohibiting these signs on public property. I consider this petition to be another example of a business "pushing the envelop" to maximize its private brand and benefit despite the social costs.

The DPW's proposed 2025 budget seeks substantial funding for a multi-year Vision Zero program which aims to eliminate traffic deaths, which have been spiraling upwards in recent years. It makes no sense to create such initiatives, worthwhile as Vision Zero will be, while simultaneously considering variance petitions which would increase driver distraction and potential for crashes, and sign clutter.

I urge you to contact DPW for its data base of astonishingly frequent roadside knock-downs-- infrastructure such as guard rails, street signs, light poles, and signal systems destroyed as a result of vehicles leaving the roadway, many as a partial or total result of driver distraction.

I suggest you also consider the below-linked discussion pertaining to roadway/motorist safety (2024-DV2-023, heard but not decided (due to indecisive vote) on August 13. The Board's chair repeatedly expressed his concern about safety and driver distraction (in the case context of monument signs or wall signs). The intense traffic and commercial cluster on Keystone Avenue in this area, it seems to me, is much like that near 1313 W. 86th, with regard to driver distraction and hazard potential.

I urge the Board to deny this overreaching variance petition. I do not believe they have met their burden of proof in their proposed Findings.

Thank you.

Clarke Kahlo
4454 Washington Boulevard
Indianapolis 46205

[Board of Zoning Appeals, Division 2 \(granicus.com\)](#)

5936 THE GLENSTONE

Plush
BEAUTY & BARBER SALON
317-609-5954

LEL Home Services
Dean Brown, Sr. State Farm
1800 lelandbrown.net
Bitcoin ACCEPTED HERE
SUITE FOR LEASE 254-9747
Key Jones & Associates, CPAs
Estate Planning & Tax Problem Resolution
317-669-6691 cpa-indianapolis.com
BRYAN & LYLE INSTITUTE, INC. 1994-2016


Indianapolis Trauma Therapy Center
(317) 974-9495
HelpingHealTrauma.com

FRANKLIN
PEST SOLUTIONS
1-800-GOT-PESTS?

Public Hearing
ABOUT DEVELOPMENT ON THIS SITE
Case Number: 2024ZON127
Learn More: 317-327-5155
INDY.GOV/cp
CITY OF INDIANAPOLIS DEPARTMENT OF METROPOLITAN DEVELOPMENT



LEXITAS



From: [AL KATZ- Help Elders](#)
To: [Vukusich, Megan](#); [Beeler, Brandon](#); [Hudson, Ethan](#); [Whitaker, Nancy G.](#); [Honea, Eddie D.](#); [Iraheta, Marleny](#)
Subject: INFORMATION/DATA REQUEST FOR HEARING
Date: Monday, January 13, 2025 5:59:50 PM

"Staff does not have any other contact information for this entity. Attached is the consent form provided by two individuals who granted Rebekah L. Phillips consent to file the petition."

Per the below email, "the consent form ... Granted [the lawyer] consent to **file** the petition." Again, the document speaks for itself and does not authorize the lawyer to sign under oath for Petitioners and owners whose names do not appear at all on the Petition - which is deceptive and knowingly-erroneous. Until we were finally provided with the CONSENT FORM, we had no idea from the Petition of the names of the Petitioners and owners.

There is no true identification on the Petition of the actual addresses, phone numbers, and email addresses of the Petitioners and owners, which is deceptive to the public and facilitates Indy's gross and growing housing crisis.

"Staff does not have any other contact information for this entity."

It appears that the staff definitely knows that the lawyer is not the Petitioner and is not the owner but signed under oath on PETITION — PAGE TWO as such - which PETITION does not specify their **required identities, addresses, phone numbers, and email addresses.**

Beverly Newman, Ed.D.

From: AL KATZ- Help Elders <helpelders@hotmail.com>

Sent: Wednesday, January 1, 2025 4:58 PM

To: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

Cc: Honea, Eddie D. <Eddie.Honea@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Subject: Re: INFORMATION/DATA REQUEST FOR HEARING

I do not have sufficient time to review, research, and assess the documents you have provided to me, which documents already show deceptive representations that **should disqualify/dismiss the Petition for cause.** I work full-time and am a full-time caretaker as well as teaching classes and writing (published) books and articles.

Your sending of the documents is much appreciated, and I hope you understand that my time commitments are great, such that I cannot complete them by tomorrow and need a continuance.

Kindly place this in my file for the MDC hearing.

Beverly Newman, Ed.D.

From: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

Sent: Wednesday, January 1, 2025 11:27 AM

To: AL KATZ- Help Elders <helpelders@hotmail.com>

Cc: Honea, Eddie D. <Eddie.Honea@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Subject: RE: INFORMATION/DATA REQUEST FOR HEARING

Beverly,

In response to your comment to “Kindly forward me ownership records of the subject property bearing specific names of actual persons owning the subject property and their actual addresses; since the phone number and address listed on PAGE ONE belong to Lewis Wooten, who may or may not be the actual owner of the subject property. This information should be public,

not concealed. It is required on the PETITION to, **under oath**, to specify the Petitioner and the Owner, which PETITION only specifies the lawyer unless she is both the Petitioner and the Owner”.

Attached is the Assessor’s Property Card that is public record with the Marion County Assessor’s Office. It notes the property owner being Evolution Process Service LLC with an address at 6018 N KEYSTONE AVE, INDIANAPOLIS, IN 46220.

Staff does not have any other contact information for this entity. Attached is the consent form provided by two individuals who granted Rebekah L. Phillips consent to file the petition. You will need to reach out to her for additional contact information.

Sincerely,

Marleny Iraheta | Senior Planner

Department of Metropolitan Development | City of Indianapolis
marleny.iraheta@indy.gov | 317-327-5374 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>

DMD Municode meetings/agendas: [Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County \(municodemeetings.com\)](http://Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County (municodemeetings.com))

From: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Sent: Tuesday, December 31, 2024 6:13 PM

To: AL KATZ- Help Elders <helpelders@hotmail.com>

Cc: Honea, Eddie D. <Eddie.Honea@indy.gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

Subject: Re: INFORMATION/DATA REQUEST FOR HEARING

Dr. Newman,

I am copying the assigned planner for this petition (Marleny Iraheta) as well as the Interim Current Planning Administrator (Edward Honea) on this reply. so they may respond to your comments and inquiries stated below.

Best regards,

Nancy Whitaker | Hearing Specialist

Current Planning | Department of Metropolitan Development | City of Indianapolis
nancy.whitaker@indy.gov | 317-327-5159 | indy.gov/DMD

Talk to a Planner: planneroncall@indy.gov

Petition Submittals: <https://www.indy.gov/form/land-use-petition-submission>

Hearing Agendas, Staff Reports & Results: <https://www.indy.gov/activity/dmd-public-hearing-documents>

Watch past Department of Metropolitan Development public hearings: [click here.](#)

From: AL KATZ- Help Elders <helpelders@hotmail.com>

Sent: Tuesday, December 31, 2024 3:01 PM

To: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Subject: INFORMATION/DATA REQUEST FOR HEARING

Thank you for your responses to some of my questions.

Kindly do not address me as "Ms."; I have a first name, Beverly, and a proper title, Dr.

Kindly forward me the previous petitions listed on PETITION PAGE TWO and the Plan of Operation referenced on PAGE TWO

Kindly forward me ownership records of the subject property bearing specific names of actual persons owning the subject property and their actual addresses; since the phone number and address listed on PAGE ONE belong to Lewis Wooten, who may or may not be the actual owner of the subject property. This information should be public, not concealed. It is required on the PETITION to, **under oath**, to specify the Petitioner and the Owner, which PETITION only specifies the lawyer unless she is both the Petitioner and the Owner.

Kindly forward me all of the documents in opposition to the PETITION; which should be included in the MDC packets. Including the various emails I have sent to you and staff

members on this matter.

We have been given **severely-insufficient time** to prepare our packets and do not even know the actual owner(s) of the subject property who must be researched as well as the history of crimes committed on/near the property. **We need a continuance** to properly investigate the manifold matters inherent in this PETITION, which entails deceptive representations to the public, MDC, and us as long-time next-door neighbors.

Beverly Newman, Ed.D.

From: [AL KATZ- Help Elders](#)
To: [Honea, Eddie D.](#); [Vukusich, Megan](#); [Beeler, Brandon](#); [Hudson, Ethan](#); [Iraheta, Marleny](#); [Whitaker, Nancy G.](#)
Subject: OCC: MDC Accommodations - INDY HOUSING CRISIS FACILITATED BY GLOBAL CORPORATE INVESTOR ACQUISITIONS
Date: Monday, January 13, 2025 4:34:06 PM

FROM EDDIE HONEA - ENLARGED TO BE ABLE TO READ IT:

Good Afternoon,

The Rules of Procedure for the Metropolitan Development Commission (MDC) require that all submittals must be made on forms provided by the Commission. As Staff to the MDC, we are tasked with preparing and reviewing these forms for completeness when docketing and assigning for hearing. It is the Department's long-standing policy and practice to interpret a properly executed consent form to represent the due appointment of representation for an agent to sign any other required documents and enter any agreement regarding the land use filing on their behalf. Given that the consent form was properly executed and ownership was included on the mailed and published legal notice – our position is that the filed documents are in proper order and in conformance with the Rules of Procedure.

In a separate e-mail you had posed a question regarding contact of members of the Commission. Please be advised that contacting any member of the Commission in advance of the hearing regarding a pending petition is prohibited under the Rules of Procedure. You may, however, submit any exhibits to the file for distribution to the Commission by the MDC Hearing Specialist.

Actually, the document speaks for itself and clearly states that CONSENT is given for the lawyer to "FILE" forms, not to sign and swear under oath that the lawyer is the Petitioner and the owner, which signature by the lawyer on PETITION — PAGE TWO

is deceptive and erroneous. This MDC policy is deceptive to the public and feeds Indy's escalating housing crisis due to commercialization and corporatization by acquisition investor corporations like Lexitas and Apax, with grave detriment to stable neighborhoods.

<https://www.fhcci.org/wp-content/uploads/2023/08/Who-Owns-Indy-Homes-8-9-23-3.pdf>

FHCCI State of Fair Housing Report Who Owns Indy's Houses:
A Review of the Largest Single-Family Home Investors

FHCCI State of Fair Housing Report – Who Owns Indy's Houses: A Review of the Largest
Single-Family Home Investors 4

www.fhcci.org

Beverly Newman, Ed.D.

From: Honea, Eddie D. <Eddie.Honea@indy.gov>
Sent: Monday, January 13, 2025 2:38 PM
To: AL KATZ- Help Elders <helpelders@hotmail.com>
Cc: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>; Hudson, Ethan <Ethan.Hudson@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>
Subject: RE: OCC: MDC Accommodations - INDY HOUSING CRISIS FACILITATED BY GLOBAL CORPORATE INVESTOR ACQUISITIONS

Good Afternoon,

The Rules of Procedure for the Metropolitan Development Commission (MDC) require that all submittals must be made on forms provided by the Commission. As Staff to the MDC, we are tasked with preparing and reviewing these forms for completeness when docketing and assigning for hearing. It is the Department's long-standing policy and practice to interpret a properly executed consent form to represent the due appointment of representation for an agent to sign any other required documents and enter any agreement regarding the land use filing on their behalf. Given that the consent form was properly executed and ownership was included on the mailed and published legal notice – our position is that the filed documents are in proper order and in

conformance with the Rules of Procedure.

In a separate e-mail you had posed a question regarding contact of members of the Commission. Please be advised that contacting any member of the Commission in advance of the hearing regarding a pending petition is prohibited under the Rules of Procedure. You may, however, submit any exhibits to the file for distribution to the Commission by the MDC Hearing Specialist.

Regards,

Eddie Honea | Interim Current Planning Administrator & Principal Planner II

Current Planning | Department of Metropolitan Development | City of Indianapolis

eddie.honea@indy.gov | 317-327-5901 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Public Comments: DMDpubliccomments@indy.gov

Submit a petition: <https://www.indy.gov/activity/land-use-petition-forms-and-fees>

DMD Municode meetings/agendas: [Department of Metropolitan Development](#)

[Agendas/Minutes / Meetings Portal - Indianapolis and Marion County](#)

[\(\[municodemeetings.com\]\(http://municodemeetings.com\)\)](http://municodemeetings.com)

From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Vukusich, Megan](#); [Beeler, Brandon](#); [anelson@fhcci.org](#); [gftzgerald@fhcci.org](#); [efotsch@fhcci.org](#); [hello@mirrorindy.org](#)
Cc: [Honea, Eddie D.](#); [Whitaker, Nancy G.](#); [Hudson, Ethan](#); [info@shelterforce.org](#); [wrtvnews@scripps.com](#)
Subject: Re: OCC: MDC Accommodations - INDY HOUSING CRISIS FACILITATED BY GLOBAL CORPORATE INVESTOR ACQUISITIONS
Date: Wednesday, January 8, 2025 7:28:11 PM
Attachments: [Rezone Petition 2024ZON127.pdf](#)
[Consent of Property Owner 2024ZON127.pdf](#)
[Rezone Checklist 2024ZON127.pdf](#)

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.

Surely, you see for yourselves that the Consent Form does **not** authorize the lawyer to "handle" the Petition, as the word "handle" does **not** even appear on said form. The actual wording is "to file," which is valid if and when the data provided by the lawyer and clients is accurate. However, the data provided by the lawyer is not accurate or valid in this case, as at least some of the MDC know.

Surely, you know that the actual owners are required to provide their **true identities** on the Petition, their **true addresses**, their **true emails**, and their **true phone numbers - none of which required data appears on the Petition.** Certainly, you know that filing a legal document is not identical to purporting that a lawyer is lawyer, owner, and Petitioner. To the contrary, the lawyer cannot, in this case, be lawyer, owner, and Petitioner.

Surely, you know that the actual owners of the subject real property have numerous governmental records showing different names and multiple addresses for the owners, none of which matches the address of the lawyer. Likewise, phone numbers do not match.

It is a common tactic involved in **Indy's escalating housing crises** for true ownership to be masked under LLCs - such that national corporate acquisitions subvert neighborhoods for profit and are themselves acquired by international corporations, just as Evolution Process Service, LLC, was acquired by national investor acquisitions corporation Lexitas, which was acquired by international investor acquisitions corporation Apax, based in London, England, with acquisitions across the globe.

I and others have done the homework that MDC staff chose not to do or chose not to disclose, for which homework we are being placed at the end of the hearing and already unlawfully denied the right to address the MDC last week. We are fully aware that our valid oppositions are being thwarted and blocked.

Kindly provide us with the "office protocol" that permits falsified and hidden/concealed data as "acceptable." Kindly provide us with the identity of the person in charge of the office that finds the Petition 2024-ZON-127 "acceptable." Also requested is the complete packet as filed and specified in the REZONING CHECKLIST.

Investor-owned rentals fuel housing crisis in Marion County


A new report shows out-of-state investors are contributing to the decline in local home ownership.



by [Sharlene Birdsong](#) and [Indy Documenters](#)

September 6, 2024

<https://mirrorindy.org/indianapolis-documenters-housing-crisis-investor-owned-rentals/>



Investor-owned rentals fuel housing crisis in Indianapolis

Takeaway. Fotsch explained that prospective homebuyers, who investors are pricing out, are turning to rentals instead. However, they're not opting for the luxury apartments on nearly every corner; instead, they're renting more affordable units to save money for a future home purchase.

mirrorindy.org

In short, our neighborhood has no desire to "fuel" in any way, contribute to, or be victimized in Indy's "housing crisis" from investor-owned properties.

<https://shelterforce.org/2022/08/23/when-landlords-hide-behind-llcs/>



When Landlords Hide Behind LLCs - Shelterforce

[RELATED ARTICLE: How Hidden Property Owners and Bad Landlord Patterns are Revealed in NYC] LLCs have also become the legal entity of choice for money laundering practices. Prior to 2016, residential real estate purchased entirely with cash was not traced by the federal government, presenting a massive loophole for money laundering. The U.S. Treasury Department's Financial Crimes Enforcement ...

shelterforce.org



Beverly Newman, Ed.D.

From: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

Sent: Wednesday, January 8, 2025 3:40 PM

To: AL KATZ- Help Elders <helpelders@hotmail.com>

Cc: Honea, Eddie D. <Eddie.Honea@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Hudson, Ethan <Ethan.Hudson@indy.gov>

Subject: RE: OCC: MDC Accommodations

Beverly,

Our office protocol would determine if the submitted documents to the case file are acceptable. Based on the petition form, consent from, and checklist provided, the required documents for filing are in order and deemed acceptable to go forward.

We received consent from the property owner, which authorized the petitioner's representative, Rebekah L. Phillips, to handle this petition on their behalf.

Your concerns can be brought up during your testimony since you are able to challenge any procedural and factual assertions at the time of the hearing.

Sincerely,

Marleny Iraheta | Senior Planner

Department of Metropolitan Development | City of Indianapolis

marleny.iraheta@indy.gov | 317-327-5374 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>

DMD Municode meetings/agendas: [Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County \(municodemeetings.com\)](#)

From: AL KATZ- Help Elders <helpelders@hotmail.com>

Sent: Wednesday, January 8, 2025 2:24 PM

To: Honea, Eddie D. <Eddie.Honea@indy.gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Vukusich, Megan <Megan.Vukusich@indy.gov>; Beeler, Brandon <Brandon.Beeler@indy.gov>

Subject: Fw: OCC: MDC Accommodations

From: AL KATZ- Help Elders <helpelders@hotmail.com>

Sent: Wednesday, January 8, 2025 2:21 PM

To: Hudson, Ethan <Ethan.Hudson@indy.gov>

Subject: Re: OCC: MDC Accommodations

Kindly answer my questions:

"Again, (1) who is responsible for permitting the hearing to proceed on documents that are intentionally deceptive and erroneous? (2) What are our options to report this matter?"

Beverly Newman, Ed.D.

From: Hudson, Ethan <Ethan.Hudson@indy.gov>

Sent: Wednesday, January 8, 2025 11:27 AM

To: AL KATZ- Help Elders <helpelders@hotmail.com>

Cc: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Subject: RE: OCC: MDC Accommodations

Dr. Newman,

Please note that all remonstrators—both in-person and remote—are required to share time. If other remonstrators appear in-person, you will be required to share the allocated time with those individuals. However, your husband is welcome to address the MDC through the zoom link that is provided to you. As stated previously, petition 2024-ZON-127 is being placed at the end of the docket to provide for as-needed technical assistance.

-ELH

Ethan L. Hudson

Assistant Corporation Counsel

Office of Corporation Counsel – City of Indianapolis

Ethan.Hudson@indy.gov

Phone: (317) 327-4055, Fax: (317) 327-3968

www.indy.gov

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From: AL KATZ- Help Elders <helpelders@hotmail.com>

Sent: Wednesday, January 8, 2025 11:07 AM

To: Hudson, Ethan <Ethan.Hudson@indy.gov>; Honea, Eddie D. <Eddie.Honea@indy.gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Vukusich, Megan <Megan.Vukusich@indy.gov>; Beeler, Brandon <Brandon.Beeler@indy.gov>

Subject: Re: OCC: MDC Accommodations

My husband and I are both disabled and will speak as separate remonstrators. We would like to be placed early in the hearing rather than last, as sitting for 4 hours is a hardship on

our health issues.

Mr. Honea was helpful at the first hearing and is requested to assist us for the upcoming hearing.

Again, who is responsible for permitting the hearing to proceed on documents that are intentionally deceptive and erroneous? What are our options to report this matter?

Beverly Newman, Ed.D.

From: Hudson, Ethan <Ethan.Hudson@indy.gov>
Sent: Wednesday, January 8, 2025 9:15 AM
To: AL KATZ- Help Elders <helpelders@hotmail.com>
Cc: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>
Subject: RE: OCC: MDC Accommodations

Dr. Newman,

You will have the opportunity to request a continuance to the date you indicated at the upcoming hearing next week. To my understanding, you were granted an automatic continuance at the hearing examiner level. The continuance approved last week, which pushed the hearing to January 15, was requested by staff. As any additional continuance requests by a remonstrator are subject to the discretion of the MDC, please be prepared to speak to the petition you are remonstrating at the January 15 meeting. Please let me know if you have any questions concerning the ADA accommodations.

-ELH

Ethan L. Hudson
Assistant Corporation Counsel
Office of Corporation Counsel – City of Indianapolis
Ethan.Hudson@indy.gov
Phone: (317) 327-4055, Fax: (317) 327-3968
www.indy.gov

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From: AL KATZ- Help Elders <helpelders@hotmail.com>
Sent: Tuesday, January 7, 2025 3:43 PM
To: Hudson, Ethan <Ethan.Hudson@indy.gov>; Beeler, Brandon <Brandon.Beeler@indy.gov>; Vukusich, Megan <Megan.Vukusich@indy.gov>
Cc: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Honea, Eddie D. <Eddie.Honea@indy.gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Subject: Fw: OCC: MDC Accommodations

I am the city attorney representing the MDC. I wanted to reach out to you directly concerning your ADA accommodation request for the upcoming MDC meeting on Wednesday, January 15, 2025. I appreciate your patience thus far as city staff works to ensure your full participation.

I have directed DMD to allow your participation at the upcoming meeting through Zoom in substantially the same manner as your appearance at the hearing examiner. I've copied Nancy Whitaker, MDC clerk, to this email. Nancy will provide you with a link to connect to the MDC meeting at least 48 hours ahead of time. At the time of the meeting, a city laptop will be setup in the meeting room for you to communicate through. You will be provided the opportunity to make a special request (e.g., continuance) and to speak at the public hearing on petition 2024-ZON-127. To account for any as-needed technical assistance with the laptop at the time of the hearing, 2024-ZON-127 will be moved to the end of the docket.

I have enlarged your email (size 11 font) in order to be able to read it. As you know the staff blocked our participation last week, and the case was put at the end of the first hearing - when the public was gone - which is not our preference.

We believe that this Petition, which is defective and deceptive - intentionally, *inter alia*, hiding ownership, required contact information, and actual land development intents - should be dismissed/denied for cause. At this time, we still do not have the required owners' addresses, email addresses, and phone numbers required on the Petition, only the lawyer's contact information.

The surge in our neighborhood's violent and property crimes is the logical consequence of over commercialization and out-of-state/foreign interests acquiring real properties for profitable purposes antagonistic to and grossly disserving neighborhood residents.

Our timely-submitted request (which was omitted by staff intent at the continuance hearing) for continuance was for February 19, 2025, in order for us to properly research the important documents and history of this case. To date, we have found innumerable acquisitions of LLCs and corporations involved in this case, specifically **Lexitas (national investor corporation) and Apax (London-based global acquisitions corporation)**, below: *"Note that the below list does not include legacy investments outside of the current investment strategy of the **Apax** Funds that were made in (i) venture capital deals, and (ii) media or other non-core sectors. The **Apax** Funds currently invest globally across three core sectors of Tech, Services and Internet/Consumer."*

[Acelity](#)

[Accurate Background](#)

[Advantage Sales & Marketing](#)

[Alcumus](#)

[Answers Corporation](#)

[Apollo Hospitals](#)

[Aptos](#)

[Assured Partners](#)

[Attenti](#)

[Authority Brands](#)

[Auto Trader Group](#)

[Azelis S.A.](#)

[Azentio](#)

[Azimut](#)

[Baltic Classifieds Group](#)

[Bankrate](#)

[Bezeq](#)

[Boats Group](#)

[Boasso Global](#)

[Bonterra](#)

[Cadence Education](#)

[Candela](#)

[Capio AB](#)

[CBR](#)

[Chola](#)

[ClassPass](#)

[Clear.Bank](#)
[Comax](#)
[Coalfire Systems](#)
[Cole Haan](#)
[Dealer.com](#)
[Duck Creek Technologies](#)
[Eating Recovery Center](#)
[ECI](#)
[EcoOnline](#)
[Engineering](#)
[Epicor](#)
[EVERIS](#)
[EVRY ASA](#)
[Exact Software](#)
[Farmafactoring](#)
[Faculty](#)
[Far Niente](#)
[Focus Wickes](#)
[Fractal Analytics](#)
[Full Beauty](#)
[GamaLife](#)
[Garda](#)
[Genex](#)
[Genius Sports Group](#)
[GHG](#)
[Global-e](#)
[GlobalLogic Inc](#)
[Go Global Travel](#)
Golden Jaguar
[Grupo Itevelesa](#)
[Guesty](#)
[Guotai Junan Securities](#)
[Healthium](#)
[Herjavec](#)
Huarong
[Huayue Education](#)
[Hub International](#)
[Ideal Protein](#)
[Idealista](#)
[IFCO Systems](#)
[iGate](#)
[Infinity Labs](#)
[Infogain](#)
[Inmarsat](#)
[InnovAge](#)
[Intelsat](#)
[Kabel Deutschland](#)

[KAR Global](#)
[Karl Lagerfeld](#)
[Kepro](#)

Lexitas

[LR Health and Beauty Systems](#)

[Lutech](#)

[Magaya](#)

[Manappuram Finance Ltd](#)

[Marken](#)

[MatchesFashion](#)

[Max Stock](#)

[MetaMetrics](#)

[Moda Operandi](#)

[Mölnlycke](#)

[MyCase](#)

[Neobpo](#)

Netrada

[Neuraxpharm](#)

[New Look](#)

[Nulo](#)

NXP

[Ole Smoky](#)

[Oncourse Home Solutions](#)

[One Call Care Management](#)

[Orange Communications](#)

Panrico

[PIB Group](#)

[Paradigm](#)

[Paycor](#)

[Phillips - Van Heusen](#)

[Pickles Auctions](#)

[Plantasjen](#)

[Pricefx](#)

[Prove](#)

[Psagot](#)

[Qualitest](#)

[Ramet Trom](#)

[Revolution Prep](#)

[Rhiag](#)

[Rodenstock](#)

[rue21 inc](#)

[SavATree](#)

[S.R. Accord](#)

[Safetykleen Europe](#)

Schulz

[Shriram City Union](#)

[Signavio](#)
Sisal
[Smart Technologies](#)
[Solita](#)
Somersfield
[Sophos](#)
[SouFun](#)
[SoYoung](#)
Sulo
[Swing Education](#)
[T-Mobile Netherlands](#)
[Takko](#)
TDC
Ten Petroleum
[Thoughtworks](#)
[Tide](#)
Tim Hellas
[Tivit](#)
[Tnuva](#)
[Tommy Hilfiger](#)
[Tosca Services](#)
[Trade Me](#)
[Trader Corporation](#)
[Travelex](#)
[TriZetto Corporation](#)
[Unilabs](#)
[Verint Systems Inc.](#)
Versatel
[Vyair Medical](#)
Weather Investments
[Wehkamp](#)
[Wizeline](#)
[Xeneta](#)
YunZhangFang
[Zap Group](#)
[Zellis Group](#)
Zeneus Pharma
[Zensar Technologies](#)
[Zoo Eretz](#)

We do not want our neighborhood to be further involved in national and global investor acquisition tactics that invite crimes and dangers to our children and families.

Lawrence Newman and Beverly Newman, Ed.D.

From: Hudson, Ethan <Ethan.Hudson@indy.gov>
Sent: Tuesday, January 7, 2025 10:55 AM
To: helpelders@hotmail.com <helpelders@hotmail.com>

Cc: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Subject: OCC: MDC Accommodations

Hi Dr. Newman,

I am the city attorney representing the MDC. I wanted to reach out to you directly concerning your ADA accommodation request for the upcoming MDC meeting on Wednesday, January 15, 2025. I appreciate your patience thus far as city staff works to ensure your full participation.

I have directed DMD to allow your participation at the upcoming meeting through Zoom in substantially the same manner as your appearance at the hearing examiner. I've copied Nancy Whitaker, MDC clerk, to this email. Nancy will provide you with a link to connect to the MDC meeting at least 48 hours ahead of time. At the time of the meeting, a city laptop will be setup in the meeting room for you to communicate through. You will be provided the opportunity to make a special request (e.g., continuance) and to speak at the public hearing on petition 2024-ZON-127. To account for any as-needed technical assistance with the laptop at the time of the hearing, 2024-ZON-127 will be moved to the end of the docket.

Please direct any questions regarding the ADA accommodations to myself and Nancy going forward. Thanks for your time.

-ELH

Ethan L. Hudson
Assistant Corporation Counsel
Office of Corporation Counsel – City of Indianapolis
Ethan.Hudson@indy.gov
Phone: (317) 327-4055, Fax: (317) 327-3968
www.indy.gov

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METROPOLITAN DEVELOPMENT COMMISSION
METROPOLITAN BOARD OF ZONING APPEALS
HEARING OFFICER
OF MARION COUNTY, INDIANA

Docket No: _____
DMD use only

◆ PETITION ◆

Address of Subject Property:

6018 N Keystone Ave

Petitioner(s) Name: J&C Gregory Real Estate LLC f/k/a Evolution Process Service LLC
Address of Petitioner: c/o Rebekah Phillips, Wooton Hoy LLC, 13 N. State St., Ste. 241
Greenfield, IN
Email: rebekah@wootonhoylaw.com

Phone: (317) 318-1685, ext. 109
FAX: _____
Zip _____
Code: 46140

Owner(s) Name: J&C Gregory Real Estate LLC f/k/a Evolution Process Service LLC
Address of Owner: c/o Rebekah Phillips, Wooton Hoy LLC, 13 N. State St., Ste. 241
Greenfield, IN
Email: rebekah@wootonhoylaw.com

Phone: (317) 318-1685, ext. 109
FAX: _____
Zip _____
Code: 46140

Request is for (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Variance of Use | <input type="checkbox"/> Variance of Development Standards |
| <input type="checkbox"/> Regional Center Approval | <input type="checkbox"/> Appeal of Administrator's Decision |
| <input type="checkbox"/> Modification of Site Plan | <input type="checkbox"/> Modification of Commitments or Conditions |
| <input type="checkbox"/> Approval of Use in Special District | <input type="checkbox"/> Approval of Development Plan in Special District |
| <input type="checkbox"/> Modification of Development Statement | |
| <input type="checkbox"/> Special Exception for: _____ | |
| <input checked="" type="checkbox"/> Rezoning of the Primary Classification to: <u>C-1</u> | |
| <input type="checkbox"/> Rezoning of the Secondary Classification to: _____ | |

Legal Description (check one):

- Complete Metes & Bounds legal description attached.
 Platted site within a recorded subdivision, copy of plat map attached.
Subdivision Name: _____
Lot Number(s): _____ Section Number(s): _____
Recorded in Plat Book number: _____ page(s): _____
or recorded as Instrument Number: _____ in the Marion County Recorder's Office.

Does the petitioner **own** one hundred percent (100%) of the area involved in the petition (yes or no)? yes

Tax Parcel Numbers: 8064545

Acreage: Approx. 0.219 acres +/- **Township(s):** Washington

**METROPOLITAN DEVELOPMENT COMMISSION
METROPOLITAN BOARD OF ZONING APPEALS
HEARING OFFICER
OF MARION COUNTY, INDIANA**

◆ PETITION -- PAGE TWO ◆

Is this property the subject of any **code enforcement** action (yes or no)? no
 Was this property the subject of any **previous petition** (yes or no)? yes
 If yes, list the previous petitions' docket number(s): 2022-CVR-851; 2022-CPL-851; 2022-PLT-050; 2016-ADM-161
2009SE1002; 87-UV2-46

Current **Primary Zoning** Classification: D3 Current **Secondary Zoning** Classification: n/a
 Current **Comprehensive Plan** recommendation: Office Commercial
Existing Use of the Subject Property: Office for process service company
Existing Improvements on the Subject Property: Approx. 1,336 +/- sq. ft. structure used as office building and small paved parking area.

Provide a **detailed description** of the proposal. Attached additional pages or documentation if necessary.

Requesting rezone to C-1 to permit use of the building as an office for a process service company. See included Plan of Operation for more details of the company's use of the building.

Specify any **specific ordinance(s)**, standard(s), condition(s), commitment(s), and/or regulation(s) sought to be modified. Attached additional pages or documentation if necessary.

None.

Oath: The above information, to my knowledge and belief, is true and correct.

J&C Gregory Real Estate LLC f/k/a Evolution Process Service LLC, by Rebekah Phillips

Rebekah Phillips
 Signature(s) of Petitioner(s)

 Signature(s) of Owner(s) (if different than petitioner)

STATE OF INDIANA,
 COUNTY OF MARION, SS:
 Subscribed and sworn to before me this
15 day of October, 2024

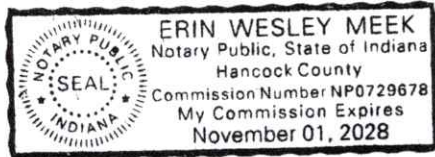
STATE OF INDIANA,
 COUNTY OF MARION, SS:
 Subscribed and sworn to before me this
 _____ day of _____, 20 _____

Erin Meek
 Notary Public

 Notary Public

Printed Name of Notary Public
 My Commission expires: 11/01/28
 My County of residence: Hancock

Printed Name of Notary Public
 My Commission expires: _____
 My County of residence: _____



**METROPOLITAN DEVELOPMENT COMMISSION
METROPOLITAN BOARD OF ZONING APPEALS
PLAT COMMITTEE
HEARING OFFICER
OF MARION COUNTY, INDIANA**

CONSENT FORM

The undersigned, J&C Gregory Real Estate LLC f/k/a Evolution Process Service LLC, being the owner of the property commonly known as 6018 N. Keystone Ave., Indianapolis, IN 46220, hereby authorizes Rebekah L. Phillips, Wooton Hoy, LLC to file land development petitions necessary for the aforementioned address.

This consent shall (check one):

- remain in effect until revoked by a written statement filed with the Planning Division of the Department of Metropolitan Development.
- remain in effect until _____.
- remain in effect until these land development petitions are resolved.

Jillian A. Gregory

Jillian A. Gregory, President

Signature(s) of Owner (s)

STATE OF INDIANA,
COUNTY OF MARION, SS:

Subscribed and sworn to before me this

26 day of Sept, 20 24

Paige A Cobb

Notary Public

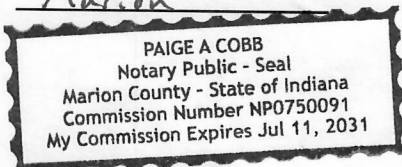
Paige A Cobb

Printed Name of Notary Public

My Commission expires: 7/11/31

My County of residence: Marion

Consent Form.doc
Revised 12/15/05



Christina M. Gregory

Christina M. Gregory

Signature(s) of Owner(s)

STATE OF INDIANA,
COUNTY OF MARION, SS:

Subscribed and sworn to before me this

26 day of Sept, 20 24

Paige A Cobb

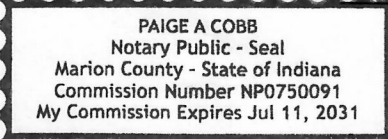
Notary Public

Paige A Cobb

Printed Name of Notary Public

My Commission expires: 7/11/31

My County of residence: Marion



REZONING CHECKLIST

Requirements for filing a petition

Note: All documents must be legible. All text documents must be typewritten or computer generated. All drawings, such as site plans, elevations, sign details, maps, surveys, must be drawn to an appropriate scale, dimensioned, and in ink.

1. One (1) completed **checklist** (this form).
2. One (1) completed **petition**, signed by the owner of the subject property or an authorized agent, notarized, and filed at least 35 days prior to a scheduled public hearing.
3. One (1) copy of a general **location or area map** indicating (in a reproducible manner) the location of the property and the surrounding area. Maps created using internet mapping sites are acceptable.
4. Three (3) copies of the **Ordinance** (white form titled "City-County Rezoning Ordinance No.") correctly completed, with the proposed Zoning District and Zoning Ordinance in the appropriate blanks. A legible legal description must also be provided or referenced and attached to the Ordinance.
5. Four (4) copies of the **legal description** attached to the petition. Attach one to the petition; attach one copy to each of the Ordinances as referenced above.

Metes and bounds descriptions should include two (2) copies of the perimeter survey, drawn to scale.

- or -

Recorded subdivision legal description includes lot number, section number, subdivision name, plat book number with page number and must include a plat map (plat maps are available in Room 741 of the City-County Building for a nominal charge).

6. If the petition requests a C-S or D-P classification, **three (3) copies of a site plan** must be filed. Plans must be legible and drawn to a scale of 1=10, 1=20, 1=30, or 1=40. Additional information may be required, but at the minimum, plans must include the information described on the site plan form. If the petition requests a D-P classification, **three (3) copies of a written development statement** must also be submitted.
7. If the **"Statement of Commitments" forms** are filed (referenced as Exhibit "B" by the MDC Rules of Procedure), one (1) original and four (4) copies are required. Forms must be signed by the current owner of record. Agents are not acceptable. Legible legal description must be included or attached to each.
8. **Non-refundable filing fee.** Consult the Rules of Procedure for the applicable fee amounts.
9. **On-site hearing notice sign fee.** The On-Site Notice must be posted in a conspicuous location along each street frontage of the affected property. There is a non-refundable fee of \$10 per sign required.
10. **Surrounding property owners (optional).** As part of the legal notice requirement, the petitioner is required to notify the owners of surrounding properties per the Rules of Procedure. Petitioners can request a list of those property owners requiring notice of their petition for an optional \$25 fee. The list of owners compiled will be provided to the petitioner on label form. Petitioners are still required to make copies of the legal notice and mail it to the list provided. If petitioners do not choose this option, they must obtain their own list of surrounding property owners from the County Assessor's Office.
11. **Contact person** identified. This Contact Person is notified when Legal Notice is prepared; contacted to provide additional information; and receives the written Staff Report.

Name (print): Rebekah L. Phillips, Wooton Hoy, LLC

Address: 13 N. State St., Ste. 241

Greenfield, IN 46140

Daytime Phone: (317) 318-1685, ext. 109

Fax: _____

E-Mail Address: rebekah@wootonhoylaw.com

Acceptable methods of payment include cash, check, or MasterCard, VISA, Discover or American Express credit card. Checks must be made payable to "City of Indianapolis." Credit cards are accepted; however, the credit card processing agency assesses a fee of \$1.00 minimum **OR** 3.2% of the transaction amount, whichever is greater.

From: [AL KATZ- Help Elders](#)
To: [Whitaker, Nancy G.](#); [Iraheta, Marleny](#); [Honea, Eddie D.](#); [Vukusich, Megan](#)
Subject: Fw: Agenda & Staff Reports - MDC Mtg. - Thursday., Jan. 2, 2025 - REQUEST FOR CONTINUANCE - FILE FOR CASE NO. 2024-ZON-127
Date: Thursday, January 2, 2025 2:54:26 PM
Importance: High

Per attached email, our timely requested continuance is for **February 19, 2025**; but this Request was not presented by Staff today - only January 15, 2025, as requested by the Petitioner - omitting our written Request; although we were in the Team Chat but never were admitted. These actions denied us due process and accessibility to participate in governmental proceedings, in violation of ADA.

We were specifically advised by Staff not to participate today but nevertheless tried in vain to be admitted remotely and were never admitted in order to make our continuance Request directly to MDC.

Accordingly, we expect the staff to schedule the continuance until **February 19, 2025**, or to dismiss/disqualify the Petition for cause of deceptive representations and documentation.

"We are available on February 19, 2025, to address the MDC regarding our serious objections to the rezoning of the subject property under deceptive representations, which, *inter alia*, imply that the Petitioner intends to operate a small business office "for the foreseeable future."

Beverly Newman, Ed.D.

Lawrence Newman

From: AL KATZ- Help Elders <helpelders@hotmail.com>
Sent: Monday, December 30, 2024 7:05 PM
To: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>; Vukusich, Megan <megan.vukusich@indy.gov>

Cc: Honea, Eddie D. <Eddie.Honea@indy.gov>; Irakoze, Desire <Desire.Irakoze@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; rebekah@wootonhooylaw.com <rebekah@wootonhooylaw.com>

Subject: Re: Agenda & Staff Reports - MDC Mtg. - Thursday., Jan. 2, 2025 - REQUEST FOR CONTINUANCE - FILE FOR CASE NO. 2024-ZON-127

FILE FOR CASE NO. 2024-ZON-127

Kindly address me by my proper title, Dr. Newman, or Beverly. Kindly refer to my below email of December 26, 2024, and note that said email seeking a continuance was sent to dozens of persons, including the Petitioner's lawyer, as well were other relevant emails sent to her. We are available on February 19, 2025, to address the MDC regarding our serious objections to the rezoning of the subject property under deceptive representations, which, *inter alia*, imply that the Petitioner intends to operate a small business office "for the foreseeable future."

To the contrary, he/they had no logical reason to join the two adjacent properties together - exterminators and litigation services - in the first place. Their purported plans and their verifiable actions do not match, to say the least.

Most importantly, contrary to deceptive representations made to the MDC and to us, **Lexitas is not a small business office but a major nationwide corporation** providing options that entail **clients in litigation circumstances that predictably become contentious, heated, and/or violent.**

Already, **with increased commercialization** - traffic, strangers, unidentified persons, weapons transported in, transients, etc. - **our neighborhood has been experiencing major violent crimes - gun violence, forcible sexual attack, assaults, and stabbing - just over the days of Christmas Eve and Christmas.**

Furthermore, we very regularly experience property crimes of

theft, shoplifting, larceny, and burglary - crimes that increase with commercialization of the neighborhood, bringing in an influx of strangers and disaffected persons.

The two subject properties pose tangible dangers to the schools, churches, abuse victims, and elders herein, with an influx of litigants and likely armed process servers and lawyers/staff. Immediately adjacent to the subject properties is a trauma center with clientele who require serene and safe environment at all times. Litigation providers are engaged in controversies that often become explosive and dangerous. As you are well aware, one stray bullet or a person wielding a machete or driving into a litigation facility can annihilate a child's sense of stability and security for his/her lifetime. Not only are there child-victims of crimes/abuse next door to the subject properties, but hundreds of school children are using the playgrounds and playing fields immediately across the street and down the street from the properties. Their lives, limbs, health, and mental and emotional stability are in the hands of the City of Indianapolis to safeguard or to risk and endanger.

Given the fact that this case is fraught with deceptive representations made to the MDC, the public, and us, the Petition should be immediately dismissed for cause, and the glaring public safety risks should mitigate against any such businesses being located inside of residential areas and school zones rather than industrial sites. Any leakage of toxic/flammable extermination chemicals from the adjoining building and/or any violence on-site will be the foreseeable responsibility of the City of Indianapolis, which permitted public endangerment directly within/nearby to school zones, a trauma treatment center, and residences of young and elder families.

The Staff Recommendations should rely, *inter alia*, upon these verifiable, objective, material facts that directly and adversely impact the public health and safety of multitudes

of Indy citizens of all ages and races.

The racial composition of Indianapolis Public Schools (IPS) is as follows:

- **White:** 20.6%
- **Black:** 37.5%
- **Asian or Asian/Pacific Islander:** 0.9%
- **Hispanic/Latino:** 35.3%
- **American Indian or Alaska Native:** 0.1%
- **Two or more races:** 5.5%

Beverly Newman, Ed.D.

From: [AL KATZ- Help Elders](#)
To: [Honea, Eddie D.](#)
Cc: [Whitaker, Nancy G.](#); [Iraheta, Marleny](#)
Subject: Re: North Keystone Rezoning Request
Date: Thursday, January 2, 2025 12:03:35 AM
Attachments: [Alert - Shooting stabbing reported less than 0.7 miles from your home and aggravated assault - AL KATZ- Help Elders - Outlook.pdf](#)
[CONSENT FORM.pdf](#)
[CRIMES-2.pdf](#)
[EMAIL STRING - 12-31-24.pdf](#)
[NEIGHBORHOOD CRIMES ALERT - 1-1-25.pdf](#)
[PETITION FOR REZONING.pdf](#)
[PLAN OF OPERATION.pdf](#)
[PROPERTY RECORD CARD.pdf](#)
[ZONING LETTER-LTN.pdf](#)

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.

I saw this signage issue but was not surprised that the Petition was still going forward, as there are multiple matters with the Petition that **should disqualify/dismiss it for cause**, such as a document that "identifies" the "owner" as the lawyer and the lawyer as the lawyer and the lawyer as the "Petitioner" - holding three roles. Other documents "identify" the owner as a real estate company, the lawyer's boss, two women, etc. There are clear deceptive representations. Other documents specify the intent for "land development" - not operating a small business.

Most importantly, after the horrific mass-casualty events of today, the Keystone site should be seen as an easy target for violence, just next to a very busy intersection where crimes are occurring daily and/or weekly, including violent crimes against neighborhood residents. It would be a major risk to our children, in particular, to further commercialize this key neighborhood area. Has your staff personally observed the proximity of the subject property to School 59's playing fields? One violent incident can easily cost lives and limbs of children in classrooms or play areas at School 59 and/or the PS-grade 12 Catholic school complex.

Has anyone researched the discrepant/deceptive representations that the current use is process serving, not depositions, both of which are high-risk of violence by angry litigants and armed

staffers or litigants? I have witnessed a number of depositions in which large, angry men are hostile and abusive to parties present. I have personally reported a lawyer with former brain surgeries acting erratically and angrily, screaming and threatening while armed with a hand gun.

Once again, depositions and process serving can be very contentious and dangerous, especially today. The clear intent of the major national litigation corporation, Lexitas, is "land development," that will increase commercialization in our neighborhood, which, of necessity, will augment traffic congestion, stranger influx, more noise and chemical and particulate pollution, and angry litigants who **threaten public safety directly adjacent/near to: a trauma treatment center, our home, a public school, a huge parochial school complex, a Catholic church, a CME church, and our quiet neighborhood, already threatened by daily/weekly crimes.**

I hope the staff will give heavy weight to all of these facts in support of dismissal/ denial/disqualification of the Petition for cause. These two corporations - extermination and litigation - belong in industrial locations amply available throughout Indy, not proximate to schools, churches, and quiet residences.

Please advise if there are changes to my requirements for the MDC hearing. Thank you for your updates.

Beverly Newman, Ed.D.

From: Honea, Eddie D. <Eddie.Honea@indy.gov>
Sent: Wednesday, January 1, 2025 8:23 PM
To: AL KATZ- Help Elders <helpelders@hotmail.com>

Cc: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Subject: North Keystone Rezoning Request

Good Evening,

It has come to our attention that there was an issue with the public hearing sign being down for an undetermined period of time, which was rectified on Tuesday. Given that the posted notice would be deficient of the requirement set forth in the Rules of Procedure, Staff will be requesting a two-week continuance of this case to the January 15, 2025 hearing in order to rectify this procedural necessity, as the case cannot move forward tomorrow.

Regards,

Eddie Honea | Interim Current Planning Administrator & Principal Planner II

Current Planning | Department of Metropolitan Development | City of Indianapolis

eddie.honea@indy.gov | 317-327-5901 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

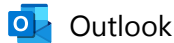
Public Comments: DMDpubliccomments@indy.gov

Submit a petition: <https://www.indy.gov/activity/land-use-petition-forms-and-fees>

DMD Municode meetings/agendas: [Department of Metropolitan Development](#)

[Agendas/Minutes | Meetings Portal - Indianapolis and Marion County](#)

[\[municodemeetings.com\]](http://municodemeetings.com)



Fw: Alert: Shooting/stabbing reported less than 0.7 miles from your home and aggravated assault

From AL KATZ- Help Elders <helpelders@hotmail.com>

Date Thu 12/26/2024 4:28 PM

To Kesslerwood Civic <kesslerwoodcivicleague123@gmail.com>; Jan McHugh <janmchugh@ymail.com>

Beverly Newman, Ed.D.

helpelders@hotmail.com

317-600-3615

Sent: Thursday, December 26, 2024

Subject: Fw: Alert: Shooting/stabbing reported less than 0.7 miles from your home and aggravated assault

In the past few days from Christmas Eve until the day after Christmas, our neighborhood has had multiple violent crimes committed nearby, as our neighborhood becomes increasingly commercialized, which commercialization poses threats to our adult residents, children, schools, churches, and trauma victims seeking therapy.

In addition to the violent crimes described below, there were two more very violent crimes committed nearby on Christmas Day, and there are numerous thefts and property crimes committed each month.

Accordingly, we strongly oppose the rezoning **Petition No. 2024-ZON-127**, seeking to remove the residential zoning at 6018 North Keystone Avenue to commercial C-1 for a major national corporation, Lexitas, which handles **litigation matters that can involve dangerous/angry and/or armed litigants and process servers** (1) directly across the street from School 59's classrooms and playground, (2) nearby to the Chatard Catholic church and school complex, (3) directly adjacent to Hillside Avenue residences, (4) next door to a trauma center, and (5) on the same block as another Christian church.

Beverly Newman, Ed.D.

Lawrence Newman

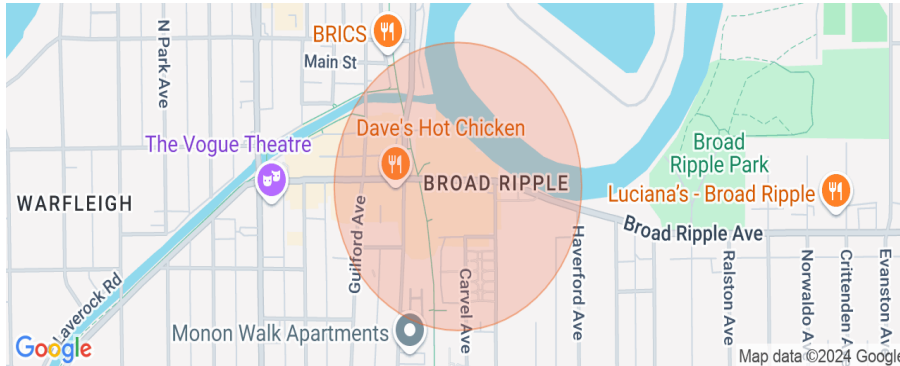
helpelders@hotmail.com

This alert brought to you by:

Dear Lawrence,

We found **2 violent crimes** in your area:

An Assault has been reported near 10XX BLOCK BROAD RIPPLE AVE less than 1.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 10XX BLOCK BROAD RIPPLE AVE
- **Description:** FORCIBLE RAPE. RAPE-INTERCOURSE. AGENCY: IMPD

[Click for police report](#)

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When every second counts, count on **ADT**. Stay safe with the name you trust.

ADT has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

They have this deal in **Kesslerwood**:

+ Up to 60% off* your new ADT system

+ Monitoring starting at \$24.99 per month[†]

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

An Assault has been reported near 62XX BLOCK N PARKER AVE less than 0.7 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 62XX BLOCK N PARKER AVE
- **Description:** SIMPLE ASSAULT. AGENCY: IMPD

[Click for police report](#)

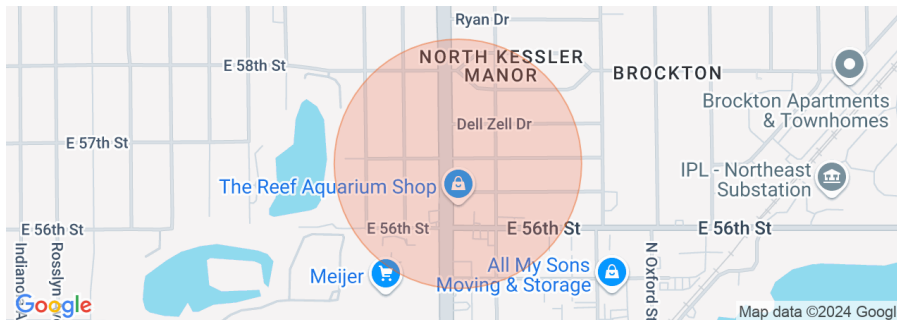
From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Thursday, December 26, 2024 11:11 AM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: **Shooting reported less than 0.7 miles from your home**

This alert brought to you by:

Dear Lawrence,

We found 2 violent crimes in your area:

A Shooting has been reported near 56XX N KEYSTONE AVE less than 0.7 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Shooting
- **Address:** 56XX N KEYSTONE AVE
- **Description:** **Shooting/Stabbing. IMPD o/s of a confirmed person shot at this location; no susp info**

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When every second counts, count on **ADT**. Stay safe with the name you trust.

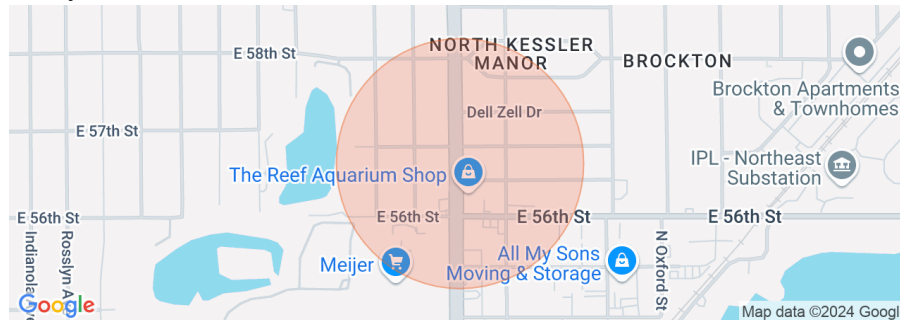
ADT has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

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An Assault has been reported near 56XX BLOCK N KEYSTONE AVE less than 0.8 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 56XX BLOCK N KEYSTONE AVE
- **Description:** **AGGRAVATED ASSAULT.** AGENCY: IMPD

[Click for police report](#)



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**METROPOLITAN DEVELOPMENT COMMISSION
METROPOLITAN BOARD OF ZONING APPEALS
PLAT COMMITTEE
HEARING OFFICER
OF MARION COUNTY, INDIANA**

CONSENT FORM

The undersigned, J&C Gregory Real Estate LLC f/k/a Evolution Process Service LLC, being the owner of the property commonly known as 6018 N. Keystone Ave., Indianapolis, IN 46220, hereby authorizes Rebekah L. Phillips, Wooton Hoy, LLC to file land development petitions necessary for the aforementioned address.

This consent shall (check one):

- remain in effect until revoked by a written statement filed with the Planning Division of the Department of Metropolitan Development.
- remain in effect until _____.
- remain in effect until these land development petitions are resolved.

Jillian A. Gregory

Jillian A. Gregory, President

Signature(s) of Owner (s)

Christina M. Gregory

Christina M. Gregory

Signature(s) of Owner(s)

STATE OF INDIANA,
COUNTY OF MARION, SS:
Subscribed and sworn to before me this
26 day of Sept, 20 24

Paige A Cobb

Notary Public

Notary Public

Paige A Cobb

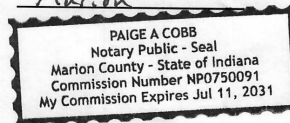
Printed Name of Notary Public

My Commission expires: 7/11/31

My County of residence: Marion

My County of residence: Marion

Consent Form.doc
Revised 12/15/05



STATE OF INDIANA,
COUNTY OF MARION, SS:
Subscribed and sworn to before me this
26 day of Sept, 20 24

Paige A Cobb

Notary Public

Notary Public

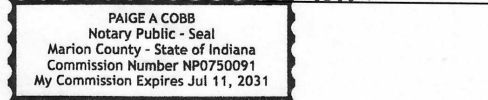
Paige A Cobb

Printed Name of Notary Public

My Commission expires: 7/11/31

My County of residence: Marion

My County of residence: Marion



(3) directly adjacent to Hillside Avenue residences, (4) next door to a trauma center, and (5) on the same block as another Christian church.

Beverly Newman, Ed.D.

Lawrence Newman

helpelders@hotmail.com

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From local police records:

- **Crime Type:** Assault
- **Address:** 10XX BLOCK BROAD RIPPLE AVE
- **Description:** **FORCIBLE RAPE, RAPE-INTERCOURSE**. AGENCY: IMPD

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Share with a neighbor:



From local police records:

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- **Address:** 62XX BLOCK N PARKER AVE
- **Description:** **SIMPLE ASSAULT.** AGENCY: IMPD

[Click for police report](#)

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Thursday, December 26, 2024 11:11 AM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: **Shooting reported less than 0.7 miles from your home**

This alert brought to you by:

Dear Lawrence,

We found 2 violent crimes in your area:

A Shooting has been reported near 56XX N KEYSTONE AVE less than 0.7 mi from your home:

Share with a neighbor:



From local police records:

- **Crime Type:** Shooting
- **Address:** 56XX N KEYSTONE AVE
- **Description:** **Shooting/Stabbing. IMPD o/s of a confirmed person shot at this location; no susp info**

[Click for police report](#)

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[Click for police report](#)

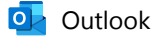


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Outlook

Re: INFORMATION/DATA REQUEST FOR HEARING PAGE TWO ATTACHED

From AL KATZ- Help Elders <helpelders@hotmail.com>

Date Wed 1/1/2025 4:46 PM

To Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

Cc Honea, Eddie D. <Eddie.Honea@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

METROPOLITAN DEVELOPMENT COMMISSION
METROPOLITAN BOARD OF ZONING APPEALS
HEARING OFFICER
OF MARION COUNTY, INDIANA

◆ PETITION -- PAGE TWO ◆

Is this property the subject of any **code enforcement** action (yes or no)? no

Was this property the subject of any **previous petition** (yes or no)? yes

If yes, list the previous petitions' docket number(s): 2022-CVR-851; 2022-CPL-851; 2022-PLT-050; 2016-ADM-161
2009SE1002; 87-UV2-46

Current **Primary Zoning** Classification: D3 Current **Secondary Zoning** Classification: n/a

Current **Comprehensive Plan** recommendation: Office Commercial

Existing Use of the Subject Property: Office for process service company

Existing Improvements on the Subject Property: Approx. 1,336 +/- sq. ft. structure used as office building and small paved parking area.

Provide a **detailed description** of the proposal. Attached additional pages or documentation if necessary.

Requesting rezone to C-1 to permit use of the building as an office for a process service company. See included Plan of Operation for more details of the company's use of the building.

Specify any **specific ordinance(s)**, standard(s), condition(s), commitment(s), and/or regulation(s) sought to be modified. Attached additional pages or documentation if necessary.

None.

Oath: The above information, to my knowledge and belief, is true and correct.

J&C Gregory Real Estate LLC f/k/a Evolution Process Service LLC, by Rebekah Phillips

Rebekah Phillips
Signature(s) of Petitioner(s)

Signature(s) of Owner(s) (if different than petitioner)

STATE OF INDIANA,
COUNTY OF MARION, SS:
Subscribed and sworn to before me this
15 day of October, 2024

STATE OF INDIANA,
COUNTY OF MARION, SS:
Subscribed and sworn to before me this
____ day of _____, 20____

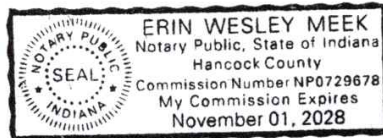
Erin Meek
Notary Public

Notary Public

Printed Name of Notary Public
My Commission expires: 11/01/28
My County of residence: Hancock

Printed Name of Notary Public
My Commission expires: _____
My County of residence: _____


/PET4ALLa-2006 4/25/17



Beverly Newman, Ed.D.

PLEASE NOTE THAT EVOLUTION SERVICES IS LEXITAS, A MAJOR NATIONAL CORPORATION WITH INTENTIONS FOR "LAND DEVELOPMENT," AS OF NOVEMBER 2023, AND THE FORMS ARE CONCEALING THIS MANDATORY SWORN INFORMATION, WHICH SHOULD DISQUALIFY/DISMISS THEIR PETITION FOR CAUSE.

<https://www.lexitaslegal.com/news/lexitas-acquires-evolution-process-service>

 <p>EVOLUTION PROCESS SERVICE</p>	<p>Lexitas Acquires Evolution Process Service</p> <p>Lexitas, a leading provider of technology-enabled litigation services and a portfolio company of funds advised by Apax, announced its acquisition of Evolution Process Service.</p> <p>www.lexitaslegal.com</p>
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[Lexitas Acquires Evolution Process Service](https://www.lexitaslegal.com/news/lexitas-acquires-evolution-process-service)

 [Lexitas](https://www.lexitaslegal.com)

[https://www.lexitaslegal.com/news/lexitas-acquires-ev...](https://www.lexitaslegal.com/news/lexitas-acquires-evolution-process-service)

Nov 21, 2023 — Lexitas announced its acquisition of **Evolution Process Service**, a highly experienced firm providing quality and affordable litigation ...

From: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Sent: Wednesday, January 1, 2025 11:27 AM
To: AL KATZ- Help Elders <helpelders@hotmail.com>
Cc: Honea, Eddie D. <Eddie.Honea@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>
Subject: RE: INFORMATION/DATA REQUEST FOR HEARING

Beverly,

In response to your comment to “Kindly forward me ownership records of the subject property bearing specific names of actual persons owning the subject property and their actual addresses; since the phone number and address listed on PAGE ONE belong to Lewis Wooten, who may or may not be the actual owner of the subject property. This information should be public, not concealed. It is required on the PETITION to, under oath, to specify the Petitioner and the Owner, which PETITION only specifies the lawyer unless she is both the Petitioner and the Owner”.

Attached is the Assessor’s Property Card that is public record with the Marion County Assessor’s Office. It notes the property owner being Evolution Process Service LLC with an address at 6018 N KEYSTONE AVE, INDIANAPOLIS, IN 46220.

Staff does not have any other contact information for this entity. Attached is the consent form provided by two individuals who granted Rebekah L. Phillips consent to file the petition. You will need to reach out to her for additional contact information.

Sincerely,

Marleny Iraheta | Senior Planner

Department of Metropolitan Development | City of Indianapolis
marleny.iraheta@indy.gov | 317-327-5374 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>

DMD Municode meetings/agendas: [Department of Metropolitan Development Agendas/Minutes / Meetings Portal - Indianapolis and Marion County \(municodemeetings.com\)](#)

From: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Sent: Tuesday, December 31, 2024 6:13 PM

To: AL KATZ- Help Elders <helpelders@hotmail.com>

Cc: Honea, Eddie D. <Eddie.Honea@indy.gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

Subject: Re: INFORMATION/DATA REQUEST FOR HEARING

Dr. Newman,

I am copying the assigned planner for this petition (Marleny Iraheta) as well as the Interim Current Planning Admnstrator (Edward Honea) on this reply. so they may respond to your comments and inquiries stated below.

Best regards,

Nancy Whitaker | Hearing Specialist

Current Planning | Department of Metropolitan Development | City of Indianapolis
nancy.whitaker@indy.gov | 317-327-5159 | indy.gov/DMD

Talk to a Planner: planneroncall@indy.gov

Petition Submittals: <https://www.indy.gov/form/land-use-petition-submission>

Hearing Agendas, Staff Reports & Results: <https://www.indy.gov/activity/dmd-public-hearing-documents>

Watch past Department of Metropolitan Development public hearings: [click here.](#)

From: AL KATZ- Help Elders <helpelders@hotmail.com>

Sent: Tuesday, December 31, 2024 3:01 PM

To: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Subject: INFORMATION/DATA REQUEST FOR HEARING

Thank you for your responses to some of my questions.

Kindly do not address me as "Ms."; I have a first name, Beverly, and a proper title, Dr.

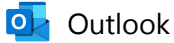
Kindly forward me the previous petitions listed on PETITION PAGE TWO and the Plan of Operation referenced on PAGE TWO

Kindly forward me ownership records of the subject property bearing specific names of actual persons owning the subject property and their actual addresses; since the phone number and address listed on PAGE ONE belong to Lewis Wooten, who may or may not be the actual owner of the subject property. This information should be public, not concealed. It is required on the PETITION to, **under oath**, to specify the Petitioner and the Owner, which PETITION only specifies the lawyer unless she is both the Petitioner and the Owner.

Kindly forward me all of the documents in opposition to the PETITION; which should be included in the MDC packets. Including the various emails I have sent to you and staff members on this matter.

We have been given **severely-insufficient time** to prepare our packets and do not even know the actual owner(s) of the subject property who must be researched as well as the history of crimes committed on/near the property. **We need a continuance** to properly investigate the manifold matters inherent in this PETITION, which entails deceptive representations to the public, MDC, and us as long-time next-door neighbors.

Beverly Newman, Ed.D.



Alert: Burglary reported less than 1.2 miles from your home

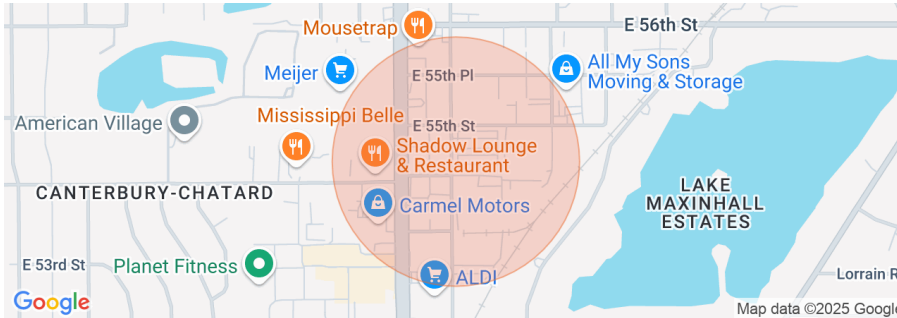
From Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Date Wed 1/1/2025 12:28 PM
To helpelders@hotmail.com <helpelders@hotmail.com>

This alert brought to you by:

Dear Lawrence,

We found 2 nonviolent crimes in your area:

A Burglary has been reported near 54XX BLOCK N TACOMA AVE APT C176 less than 1.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Burglary
 - **Address:** 54XX BLOCK N TACOMA AVE APT C176
 - **Description:** BURGLARY/BREAKING AND ENTERING. BURGLARY. AGENCY: IMPD
- [Click for police report](#)

Advertisement

When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

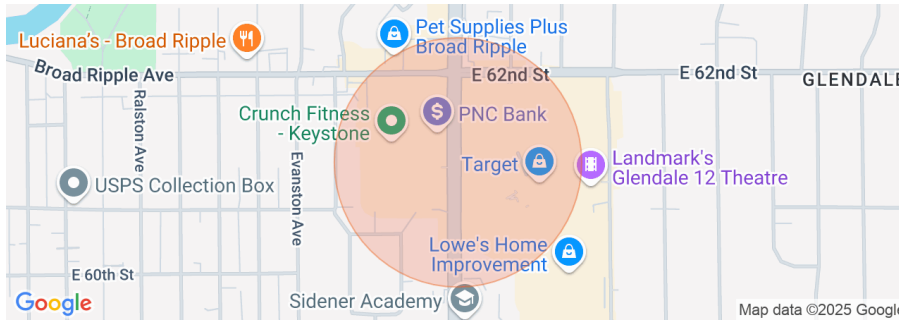
They have this deal in **Kesslerwood**:

+ Up to 60% off* your new ADT system

+ Monitoring starting at \$24.99 per month†

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

[Click for police report](#)

Take the Kesslerwood Neighborhood Survey: [Have you been asked to 'round up' for charity at the grocery store?](#)



This alert was sent by Neighborhood Alerts, operated by Home Media LLC.

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Raleigh, NC 27605

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METROPOLITAN DEVELOPMENT COMMISSION
METROPOLITAN BOARD OF ZONING APPEALS
HEARING OFFICER
OF MARION COUNTY, INDIANA

Docket No: _____
DMD use only

◆ PETITION ◆

Address of Subject Property: **6018 N Keystone Ave**

Petitioner(s) Name: J&C Gregory Real Estate LLC f/k/a Evolution Process Service LLC Phone: (317) 318-1685, ext. 109
Address of Petitioner: c/o Rebekah Phillips, Wooton Hoy LLC, 13 N. State St., Ste. 241 FAX: _____
Greenfield, IN Zip _____
Code: 46140
Email: rebekah@wootonhoylaw.com

Owner(s) Name: J&C Gregory Real Estate LLC f/k/a Evolution Process Service LLC Phone: (317) 318-1685, ext. 109
Address of Owner: c/o Rebekah Phillips, Wooton Hoy LLC, 13 N. State St., Ste. 241 FAX: _____
Greenfield, IN Zip _____
Code: 46140
Email: rebekah@wootonhoylaw.com

Request is for (check all that apply):

- Variance of Use
- Regional Center Approval
- Modification of Site Plan
- Approval of Use in Special District
- Modification of Development Statement
- Special Exception for: _____
- Rezoning of the Primary Classification to: C-1
- Rezoning of the Secondary Classification to: _____
- Variance of Development Standards
- Appeal of Administrator's Decision
- Modification of Commitments or Conditions
- Approval of Development Plan in Special District

Legal Description (check one):

Complete Metes & Bounds legal description attached.
 Platted site within a recorded subdivision, copy of plat map attached.
Subdivision Name: _____
Lot Number(s): _____ Section Number(s): _____
Recorded in Plat Book number: _____ page(s): _____
or recorded as Instrument Number: _____ in the Marion County Recorder's Office.

Does the petitioner own one hundred percent (100%) of the area involved in the petition (yes or no)? yes

Tax Parcel Numbers: 8064545

Acreage: Approx. 0.219 acres +/- **Township(s):** Washington

**METROPOLITAN DEVELOPMENT COMMISSION
METROPOLITAN BOARD OF ZONING APPEALS
HEARING OFFICER
OF MARION COUNTY, INDIANA**

◆ PETITION -- PAGE TWO ◆

Is this property the subject of any **code enforcement** action (yes or no)? no
 Was this property the subject of any **previous petition** (yes or no)? yes
 If yes, list the previous petitions' docket number(s): 2022-CVR-851; 2022-CPL-851; 2022-PLT-050; 2016-ADM-161
2009SE1002; 87-UV2-46

Current Primary Zoning Classification: D3 **Current Secondary Zoning Classification:** n/a
Current Comprehensive Plan recommendation: Office Commercial
Existing Use of the Subject Property: Office for process service company
Existing Improvements on the Subject Property: Approx. 1,336 +/- sq. ft. structure used as office building and small paved parking area.

Provide a **detailed description** of the proposal. Attached additional pages or documentation if necessary.

Requesting rezone to C-1 to permit use of the building as an office for a process service company. See included Plan of Operation for more details of the company's use of the building.

Specify any **specific ordinance(s)**, standard(s), condition(s), commitment(s), and/or regulation(s) sought to be modified. Attached additional pages or documentation if necessary.

None.

Oath: The above information, to my knowledge and belief, is true and correct.

J&C Gregory Real Estate LLC f/k/a Evolution Process Service LLC, by Rebekah Phillips

Rebekah Phillips

Signature(s) of Petitioner(s)

Signature(s) of Owner(s) (if different than petitioner)

STATE OF INDIANA,
COUNTY OF MARION, SS:

Subscribed and sworn to before me this 15 day of October, 2024

STATE OF INDIANA,
COUNTY OF MARION, SS:

Subscribed and sworn to before me this _____ day of _____, 20 _____

Notary Public

Erin Meek

Notary Public

Printed Name of Notary Public

My Commission expires:

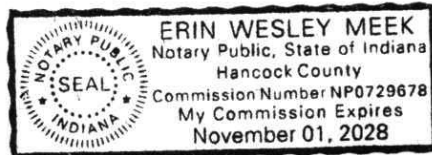
My County of residence:

11/01/28
Hancock

Printed Name of Notary Public

My Commission expires:

My County of residence:



- PLAN OF OPERATION -

Petitioner, J&C Gregory Real Estate, LLC f/k/a Evolution Process Service, LLC, submits the following plan of operation in support of its rezoning petition with respect to the property commonly known as 6018 N. Keystone Ave., Indianapolis, Indiana 46220.

Business:

The office building is owned by J&C Gregory Real Estate LLC f/k/a Evolution Process Service, LLC (“Owner”). Owner currently rents the Property to Deposition Solutions, LLC d/b/a Lexitas (“Lexitas”), who operates a process service company out of the building.

Workforce:

Approximately 3 employees work at the building at a time. Employees use the parking lot on the property while at the building.

Clients and Customers:

Clients of Lexitas are residents and business owners in the greater Indianapolis area who are in need of a process server. Clients very rarely visit the building in person.

Processes Conducted on Site:

The employees use the facility to run the operations of Lexitas.

Materials Used:

Lexitas uses typical office supplies and office furniture to operate the business.

Shipping and Receiving:

Very minimal shipping and receiving occurs. Lexitas occasionally receives office supply deliveries.

Waste:

Standard trash for an office is disposed of appropriately.

Parcel Number 8064545	Ownership Name EVOLUTION PROCESS SERVICE LLC	Transfer of Ownership Date Dec 05, 2022	Grantor MASONRY OUTFITTERS LLC - Jan 01, 1900	Year 2024	Valid Y	Card 1 Amount 0.00	Type Straight
County Marion, IN							
Township WASHINGTON							
Corporation							
District							
Plat							
Map 5---1632--039	Address						
Alt Parcel 49-07-06-112-105.001-801	6018 N KEYSTONE AVE						
Property Class 447	INDIANAPOLIS, IN 46220--242						
Tax District 801							
Neighborhood 8447307-8-447-c07							

Property Address 6018 N KEYSTONE AVE INDIANAPOLIS, IN 46220			
Account	3078789	Book	Page
Legal L26 KESSLERWOOD L26 & PT L25 REPLAT			
Topography	Pub. Utilities	Street or Rd.	Neighborhood
<input type="checkbox"/> Level	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Paved	<input type="checkbox"/> Improving
<input type="checkbox"/> High	<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Unpaved	<input type="checkbox"/> Static
<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Proposed	<input type="checkbox"/> Declining
<input type="checkbox"/> Rolling	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Swampy	<input type="checkbox"/>	<input type="checkbox"/> Alley	<input type="checkbox"/> Blighted

VALUATION RECORD			
Assessment Year	2024	2023	2022
Reason for Change			
Land	Homestead-C1	0	0
	Residential-C2	0	0
	Non-Residential-C3	8,800	8,800
	Total Land	8,800	8,800
Improvements	Homestead-C1	106,300	106,300
	Residential-C2	0	0
	Non-Residential-C3	0	0
	Total Imp	106,300	106,300
Total Assessed Value:		115,100	115,100

Property Sub Class: COM OFF BLDG 1 OR 2 STY-447 PRINTED FROM MARION COUNTY, INDIANA

Memorandum
 CREATED 8064544 & 8064545 FROM 8024995 FOR 2023P2024
 PER INST#2022-116861 FOR KESSLER L26 & PT L25 REPLAT

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
Acreeage / Sq. Ft.									
11			1001		8.80	8.80	9010		8810

Land Type			
F Front Lot	81 Legal Ditch		
R Rear Lot	82 Public Road		
1 Comm. Ind. Land	83 Utility Trans. Tower		
11 Primary	9 Homesite		
12 Secondary	91 Res. Excess Acres		
13 Undeveloped Usable	92 Ag Excess Acres		
14 Undeveloped Unusable			
Influence Factors			
2 Classified Land	0 Other	5 Misimprovement	
3 Undeveloped Land	1 Topography	6 Restrictions	
4 Tillable Land	2 Under Improved	7 Traffic Flow	
5 Non-tillable Land	3 Excess Frontage	8 View	
6 Woodland	4 Shape or Size	9 Corner Infl.	
7 Other Farmland			
8 Ag Support Land			

Total Residential Land Value									8800
Total Non-Residential Land Value									0
Total Acreage			0.02	Total Land Value					8800

Occupancy	Story Height	Attic	Bsmt	Crawl
1 <input checked="" type="checkbox"/> Single Family	0.00	0 <input type="checkbox"/> None	0 <input type="checkbox"/> None	0 <input checked="" type="checkbox"/>
2 <input type="checkbox"/> Duplex		1 <input type="checkbox"/> Unfin	1 <input type="checkbox"/> 1/4	1 <input type="checkbox"/>
3 <input type="checkbox"/> Triplex		2 <input type="checkbox"/> 1/2 Fin	2 <input type="checkbox"/> 1/2	2 <input type="checkbox"/>
4 <input type="checkbox"/> 4-6 Family		3 <input type="checkbox"/> 3/4 Fin	3 <input checked="" type="checkbox"/> 3/4	3 <input type="checkbox"/>
5 <input type="checkbox"/> M home		4 <input checked="" type="checkbox"/> Fin	4 <input type="checkbox"/> Full	4 <input type="checkbox"/>
0 <input type="checkbox"/> Row Type				

Sketch

Parcel Number	8064545	Residential	Card 1

Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
 Wood Deck- Treated pine/ equal - 1 - 228sf - 3900
 Porch- Open Frm/ equal- 1st fl - 1 - 25sf - 2700

Construction	Base Area	Floor	Fin.Liv.Area	Value	
1 Frame or Alum.	1	1,336	1.00	1,336	95,400
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	936	Attic	936		16400
8 Stone	936	Basement			25,400
9 Frame w/Masonry		Crawl			

Roofing

Asphalt Shingles

Slate or Tile

Metal

Floors		1	2		Total Base	137,200
Earth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Row-Type Adjustment	1.00
Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		sq.ft. SUB-TOTAL	137,200
Sub & Joists	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Full Unfin Interior (-)	
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Half Unfin Interior (-)	
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Extra Living Units (+)	
Tile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Rec. Room (+)	
Carpet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Fireplace (+)	
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Loft (+)	
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		No Heat (-)	

Interior Finish	1	2	2272	Air Conditioning (+)	3,900
Plaster/Dry Wall	<input type="checkbox"/>	<input type="checkbox"/>		No Electricity (-)	
Paneling	<input type="checkbox"/>	<input type="checkbox"/>		Plumbing (-/+)	
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>		TF:5 - 5	
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>		Specialty Plumbing (+)	
				Special Features	

Accommodations		Sub-Total One Unit	141,100
Total # Rooms	0	Sub-Total 1 Unit(s)	141,100
Bedrooms	0	Garages	
Family Room	0	Integral (-)	
Formal Dining Room	0	Attached Garage (+)	
Rec Room		Attached Carport (+)	
Type		Basement (-)	
Area		Exterior Features	6,600
Fireplace	Stacks	Sub-Total	147,700
Metal	Openings	Grade and Design	C 100
		Location Multiplier	1.00

Heating / Air Conditioning

Central Warm Air

Hot Water or Steam

Heat Pump

No Heat

Gravity/Wall/Space

Central Air Cond.

Plumbing	#	TF	Exterior	
Full Baths	0	0	Interior	
Half Baths	0	0	Kitchen	
Kitchen Sink	1	1	Bath Facilities	
Water Heater	1	1	Plumbing System	
Extra fixtures			Heating System	
Total			Electrical System	
No Plumb/Wtr Only	<input type="checkbox"/>	<input type="checkbox"/>	Extensions	

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C	1951	1970	A				3208	1.00		147700	40	88620	100	1.00	1.20	106300
Card Improvement Total																			106300
Total Improvement Value																			106300

December 31, 2024

Dear MDC:

This letter is written in opposition to the granting of a zoning change for the property at 6018 North Keystone Avenue, Indianapolis, Indiana 46220. Given the current and historical use of the property and the reasons given for the requested zoning change, there exists no reason for granting the zoning change.

The property currently operates as a process service company under a waiver granted decades ago for office use. The owners represent in their application that the property will continue to be used as a process service company. Consequently, there is no basis for granting the zoning change, as no change in use has been presented by the property owners as a basis for a zoning change. Without the granting of the zoning change, the property will continue to operate as office use under the current waiver.

On the other hand, it appears likely that the property owners intend an imminent change in the use of the property, which is the only reason why the owners would go through the time and significant expense of seeking a zoning change at this time, and it further appears that the owners have not been truthful and forthright with the government or with the public regarding their actual intended plans. Any contemplated change in the office use of the property to some other commercial use should have been specifically revealed and designated in the zoning change application, which was not done. **Such misleading actions and total lack of candor should disqualify the owners' application for zoning change.**

In addition to the above, and in consideration of a likely change of use to some other commercial purpose, the increase in traffic on Keystone Avenue should be considered.

The current office use is a low-traffic business, but a general commercial use would likely lead to a significant increase in traffic, which would be a huge negative for the elementary school and its young students on the opposite side of the street.

Lawrence Newman
6007 Hillside Avenue, East Drive
Indianapolis, IN 46220

From: [AL KATZ- Help Elders](#)
To: [Honea, Eddie D.](#)
Cc: [Whitaker, Nancy G.](#); [Iraheta, Marleny](#)
Subject: Re: North Keystone Rezoning Request
Date: Thursday, January 2, 2025 12:11:48 AM
Attachments: [EMAIL RE HEARING - 1-1-25.pdf](#)

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.

From: AL KATZ- Help Elders <helpelders@hotmail.com>
Sent: Thursday, January 2, 2025 12:00 AM
To: Honea, Eddie D. <Eddie.Honea@indy.gov>
Cc: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Subject: Re: North Keystone Rezoning Request

I saw this signage issue but was not surprised that the Petition was still going forward, as there are multiple matters with the Petition that **should disqualify/dismiss it for cause**, such as a document that "identifies" the "owner" as the lawyer and the lawyer as the lawyer and the lawyer as the "Petitioner" - holding three roles. Other documents "identify" the owner as a real estate company, the lawyer's boss, two women, etc. There are clear deceptive representations. Other documents specify the intent for "land development" - not operating a small business.

Most importantly, after the horrific mass-casualty events of today, the Keystone site should be seen as an easy target for violence, just next to a very busy intersection where crimes are occurring daily and/or weekly, including violent crimes against neighborhood residents. It would be a major risk to our children, in particular, to further commercialize this key neighborhood area. Has your staff personally observed the proximity of the subject property to School 59's playing fields? One violent incident can easily cost lives and limbs of children in classrooms or play areas at School 59 and/or the PS-grade 12 Catholic school complex.

Has anyone researched the discrepant/deceptive representations that the current use is process serving, not depositions, both of which are high-risk of violence by angry litigants and armed staffers or litigants? I have witnessed a number of depositions in which large, angry men are hostile and abusive to parties present. I have personally reported a lawyer with former brain surgeries acting erratically and angrily, screaming and threatening while armed with a hand gun.

Once again, depositions and process serving can be very contentious and dangerous, especially today. The clear intent of the major national litigation corporation, Lexitas, is "land development," that will increase commercialization in our neighborhood, which, of necessity, will augment traffic congestion, stranger influx, more noise and chemical and particulate pollution, and angry litigants who **threaten public safety directly adjacent/near to: a trauma treatment center, our home, a public school, a huge parochial school complex, a Catholic church, a CME church, and our quiet neighborhood, already threatened by daily/weekly crimes.**

I hope the staff will give heavy weight to all of these facts in support of dismissal/ denial/disqualification of the Petition for cause. These two corporations - extermination and litigation - belong in industrial locations amply available throughout Indy, not proximate to schools, churches, and quiet residences.

Please advise if there are changes to my requirements for the MDC hearing. Thank you for your updates.

Beverly Newman, Ed.D.

From: Honea, Eddie D. <Eddie.Honea@indy.gov>
Sent: Wednesday, January 1, 2025 8:23 PM
To: AL KATZ- Help Elders <helpelders@hotmail.com>
Cc: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Subject: North Keystone Rezoning Request

Good Evening,

It has come to our attention that there was an issue with the public hearing sign being down for an undetermined period of time, which was rectified on Tuesday. Given that the posted notice would be deficient of the requirement set forth in the Rules of Procedure, Staff will be requesting a two-week continuance of this case to the January 15, 2025 hearing in order to rectify this procedural necessity, as the case cannot move forward tomorrow.

Regards,

Eddie Honea | Interim Current Planning Administrator & Principal Planner II

Current Planning | Department of Metropolitan Development | City of Indianapolis

eddie.honea@indy.gov | 317-327-5901 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

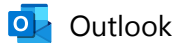
Public Comments: DMDpubliccomments@indy.gov

Submit a petition: <https://www.indy.gov/activity/land-use-petition-forms-and-fees>

DMD Municode meetings/agendas: [Department of Metropolitan Development](#)

[Agendas/Minutes / Meetings Portal - Indianapolis and Marion County](#)

[\(\[municodemeetings.com\]\(http://municodemeetings.com\)\)](http://municodemeetings.com)



Outlook

Re: North Keystone Rezoning Request

From AL KATZ- Help Elders <helpelders@hotmail.com>**Date** Thu 1/2/2025 12:00 AM**To** Honea, Eddie D. <Eddie.Honea@indy.gov>**Cc** Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

9 attachments (5 MB)

Alert_Shooting_stabbing reported less than 0.7 miles from your home and aggravated assault - AL KATZ- Help Elders - Outlook.pdf; CONSENT FORM.pdf; CRIMES-2.pdf; EMAIL STRING - 12-31-24.pdf; NEIGHBORHOOD CRIMES ALERT - 1-1-25.pdf; PETITION FOR REZONING.pdf; PLAN OF OPERATION.pdf; PROPERTY RECORD CARD.pdf; ZONING LETTER-LTN.pdf;

I saw this signage issue but was not surprised that the Petition was still going forward, as there are multiple matters with the Petition that **should disqualify/dismiss it for cause**, such as a document that "identifies" the "owner" as the lawyer and the lawyer as the lawyer and the lawyer as the "Petitioner" - holding three roles. Other documents "identify" the owner as a real estate company, the lawyer's boss, two women, etc. There are clear deceptive representations. Other documents specify the intent for "land development" - **not** operating a small business.

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corporation, Lexitas, is "land development," that will increase commercialization in our neighborhood, which, of necessity, will augment traffic congestion, stranger influx, more noise and chemical and particulate pollution, and angry litigants who **threaten public safety directly adjacent/near to: a trauma treatment center, our home, a public school, a huge parochial school complex, a Catholic church, a CME church, and our quiet neighborhood, already threatened by daily/weekly crimes.**

I hope the staff will give heavy weight to all of these facts in support of dismissal/denial/disqualification of the Petition for cause. These two corporations - extermination and litigation - belong in industrial locations amply available throughout Indy, not proximate to schools, churches, and quiet residences.

Please advise if there are changes to my requirements for the MDC hearing. Thank you for your updates.

Beverly Newman, Ed.D.

From: Honea, Eddie D. <Eddie.Honea@indy.gov>
Sent: Wednesday, January 1, 2025 8:23 PM
To: AL KATZ- Help Elders <helpelders@hotmail.com>
Cc: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Subject: North Keystone Rezoning Request

Good Evening,

It has come to our attention that there was an issue with the public hearing sign being down for an undetermined period of time, which was rectified on Tuesday. Given that the posted notice would be deficient of the requirement set forth in the Rules of Procedure, Staff will be requesting a two-week continuance of this case to the January 15, 2025 hearing in order to rectify this procedural necessity, as the case cannot move forward tomorrow.

Regards,

Eddie Honea | Interim Current Planning Administrator & Principal Planner II

Current Planning | Department of Metropolitan Development | City of Indianapolis

eddie.honea@indy.gov | 317-327-5901 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Public Comments: DMDpubliccomments@indy.gov

Submit a petition: <https://www.indy.gov/activity/land-use-petition-forms-and-fees>

DMD Municode meetings/agendas: [Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County \(municodem meetings.com\)](#)

-

Iraheta, Marleny

From: AL KATZ- Help Elders <helpelders@hotmail.com>
Sent: Monday, January 6, 2025 9:15 PM
To: Iraheta, Marleny; Whitaker, Nancy G.; Honea, Eddie D.
Subject: Fw: Package Stolen on Hillside and Cars Rummaged
Attachments: 4 MORE NEIGHBORHOOD CRIMES - JANUARY 6 - 2025.pdf

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.

Continuing crime surge in our neighborhood immediately behind the subject property, which recent crime surge is very distressful to our neighborhood. The 4 Crime Alerts do not include the stolen package and rummaged cars on our block, which crimes are new to our block, as this neighborhood becomes increasingly commercialized and trafficked by unidentified persons.

Lawrence Newman and Beverly Newman, Ed.D.

From:
Sent: Sunday, January 5, 2025 4:46 PM
To:
Subject: Re: Package Stolen on Hillside

Our unlocked cars were rummaged through at 5:12am yesterday morning. We had two locked and two unlocked. Both unlocked cars were searched. Luckily, they didn't find anything worth taking. We have it on video but you can't make out anything helpful. We are going to keep our house lights on until 7am so that future videos are better. Also, the males in our house are going to be more vigilant about locking their cars!

Stay safe everyone, lock up, and let's keep an eye out for each other.

On Sat, Jan 4, 2025 at 2:49 PM wrote:

OK we found a package in the street in front of our driveway this morning and took it to the address on west drive. Their car door was ajar and we noticed that on the inside the glove compartment was open. Keep your car doors locked. Cathy

On 1/4/2025 1:59 PM, Kesslerwood Civic wrote:
> Hi All,

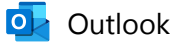
>
> We wanted to give you a heads up that a neighbor on the northside of
> the circle had a package stolen off their porch at 5:15 am today. I
> attached the video of the thief, hopefully you can see it. The
> person's face is covered and it appears they tried to blind the
> Ring camera with a flashlight. Just a reminder to try and be vigilant
> about getting packages inside quickly and help watch out for neighbors.

>
> Also, there is a big snow/ice storm brewing. We are trying to find
> people that will plow, if you know someone reliable, we would love
> their contact info. We have had no luck in the past trying to find
> someone to plow our city block. Feel free to text me if you know
> someone. 317-443-3694

>
> Thanks!

>
> Jan McHugh

>



Alert: Theft reported less than 0.2 miles from your home

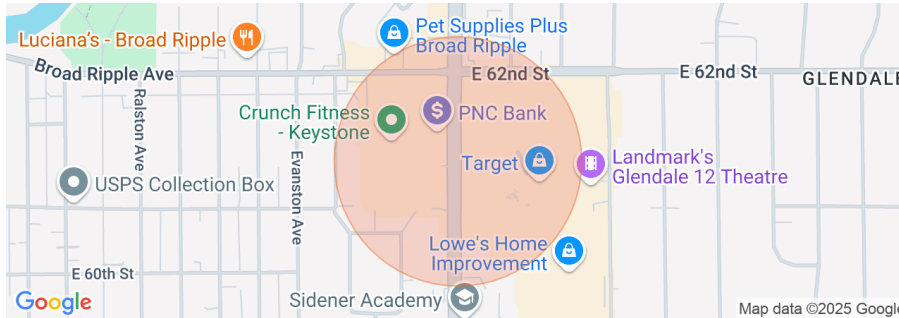
From Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Date Mon 1/6/2025 12:30 PM
To helpelders@hotmail.com <helpelders@hotmail.com>

This alert brought to you by:

Dear Lawrence,

We found 4 nonviolent crimes in your area:

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

[Click for police report](#)

Advertisement

When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

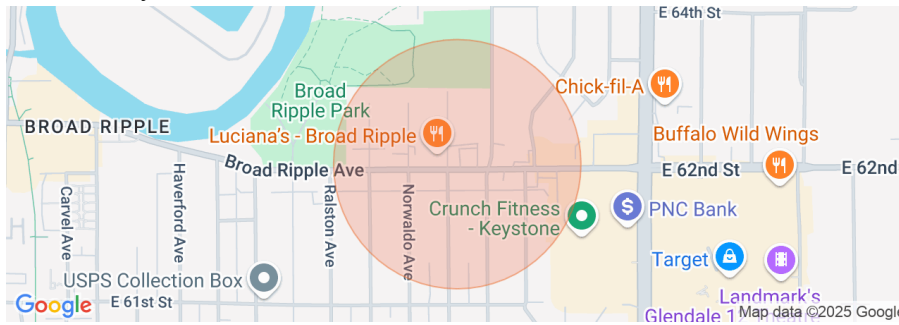
They have this deal in **Kesslerwood**:

+ Up to 60% off* your new ADT system

+ Monitoring starting at \$24.99 per month†

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

A Theft has been reported near 19XX BLOCK BROAD RIPPLE AVE less than 0.4 mi from your home:



Share with a neighbor:

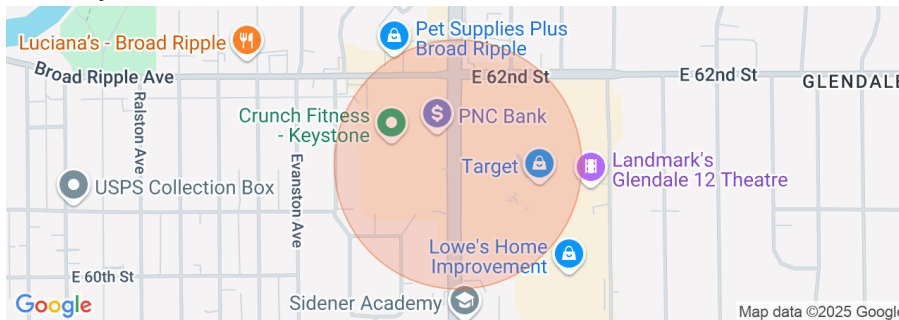


From local police records:

- **Crime Type:** Theft
- **Address:** 19XX BLOCK BROAD RIPPLE AVE
- **Description:** THEFT FROM MOTOR VEHICLE. LARCENY FROM MOTOR VEHICLE. AGENCY: IMPD

[Click for police report](#)

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



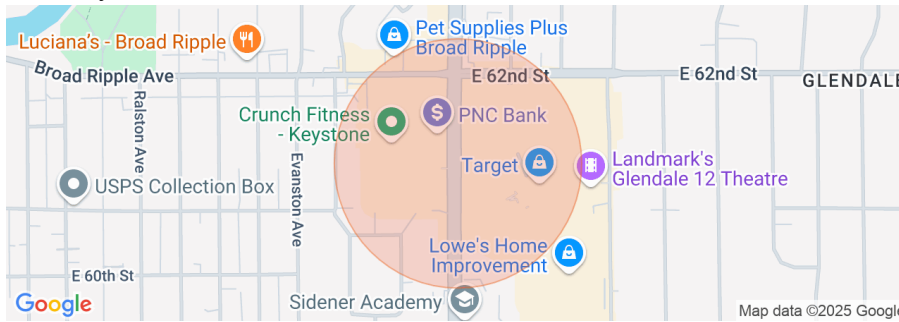
Share with a neighbor:



From local police records:

- **Crime Type:** Theft
 - **Address:** 61XX BLOCK N KEYSTONE AVE
 - **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD
- [Click for police report](#)

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
 - **Address:** 61XX BLOCK N KEYSTONE AVE
 - **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD
- [Click for police report](#)

This alert brought to you by:

Take the Kesslerwood Neighborhood Survey: [Have you been asked to 'round up' for charity at the grocery store?](#)



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Raleigh, NC 27605

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From: [AL KATZ- Help Elders](#)
To: [Vukusich, Megan](#)
Cc: [Honea, Eddie D.](#); [Whitaker, Nancy G.](#); [Iraheta, Marleny](#)
Subject: Re: QUESTION RE HEARING NOW - FOR OPPOSITION FILE NO. 2024-ZON-127
Date: Thursday, January 2, 2025 10:02:18 PM
Attachments: [CRIMES - JANUARY 2 - 2025.pdf](#)
Importance: High

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 MDC:

Per the attached emails, your staff was contacted **contemporaneously** during today's MDC hearing, noting that (1) my Request for continuance to mid-February was omitted and (2) my ADA reasonable accommodation to participate/attend remotely was denied by non-admittance to Team Chat in violation of my ADA and due process rights to meaningfully participate in governmental functions.

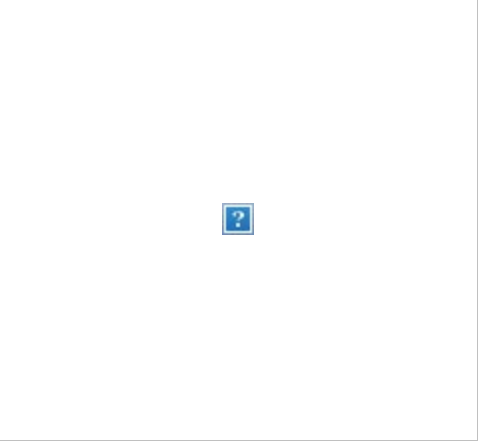
The ADA rights of both my husband and myself were intentionally denied as no staff member sought to admit us to address the MDC to request our continuance until mid-February 2025; therefore, we expect for MDC to continue our hearing until the timely-requested date of February 19, 2025, unless MDC dismisses/disqualifies the Petition for cause of deceptive statements by Petitioner(s) and invalid documents with conflicting, inaccurate information therein.

We attach one more crime report within our neighborhood due to increased commercialization here, disrupting the quiet enjoyment of our homes and community to which we are entitled.

As these daily reports demonstrate, increased crime accompanies intruding strangers and traffic from increased commercial enterprises - posing significant risks to public health and safety and environmental viability.

So long as MDC and other comparable entities facilitate the over-commercialization of our City and neighborhoods, the only "White River" our children will ever see in their lifetimes is murky-dirty-polluted brown water. The Buck stops with MDC.

<https://whiteriverreportcard.org/>



Welcome - White River Report Card

The Upper White River Watershed. Covering 2,752 square miles in 16 counties in Central and East Central Indiana, the White River watershed is home to millions of residents living in communities like Muncie, Anderson, Noblesville, Fishers, Carmel, Indianapolis, and Martinsville.

whiteriverreportcard.org

Lawrence Newman

Beverly Newman, Ed.D.

From: AL KATZ- Help Elders <helpelders@hotmail.com>

Sent: Thursday, January 2, 2025 1:32 PM

To: Honea, Eddie D. <Eddie.Honea@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

Subject: Re: QUESTION RE HEARING NOW

Why was she testifying when I was told not to testify, despite my request for continuance until February 15, 2025, which request was omitted at the hearing? I was never admitted to the hearing while waiting on Teams.

Beverly Newman, Ed.D.

From: AL KATZ- Help Elders <helpelders@hotmail.com>

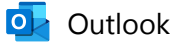
Sent: Thursday, January 2, 2025 1:20 PM

To: Honea, Eddie D. <Eddie.Honea@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

Subject: QUESTION RE HEARING NOW

Was the opposing counsel just testifying at the hearing?

Beverly Newman, Ed.D.



Alert: Theft reported less than 0.4 miles from your home

From Kesslerwood Alerts <alerts@neighborhoodalerts.com>

Date Thu 1/2/2025 4:51 PM

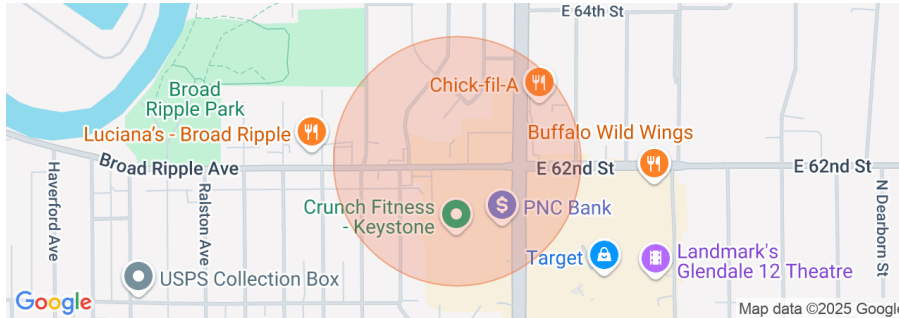
To helpelders@hotmail.com <helpelders@hotmail.com>

This alert brought to you by:

Dear Lawrence,

We found 2 nonviolent crimes in your area:

A Theft has been reported near 22XX BLOCK BROAD RIPPLE AVE less than 0.4 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 22XX BLOCK BROAD RIPPLE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

[Click for police report](#)

Advertisement

When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

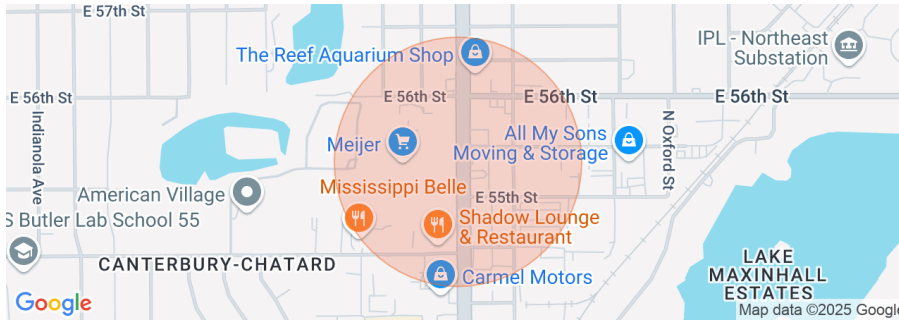
They have this deal in **Kesslerwood**:

+ Up to 60% off* your new ADT system

+ Monitoring starting at \$24.99 per month†

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

A Theft has been reported near 55XX BLOCK N KEYSTONE AVE less than 1 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
 - **Address:** 55XX BLOCK N KEYSTONE AVE
 - **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD
- [Click for police report](#)

Take the Kesslerwood Neighborhood Survey: [Have you been asked to 'round up' for charity at the grocery store?](#)

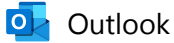


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Alert: Shooting reported less than 0.7 miles from your home

From Kesslerwood Alerts <alerts@neighborhoodalerts.com>

Date Thu 12/26/2024 11:11 AM

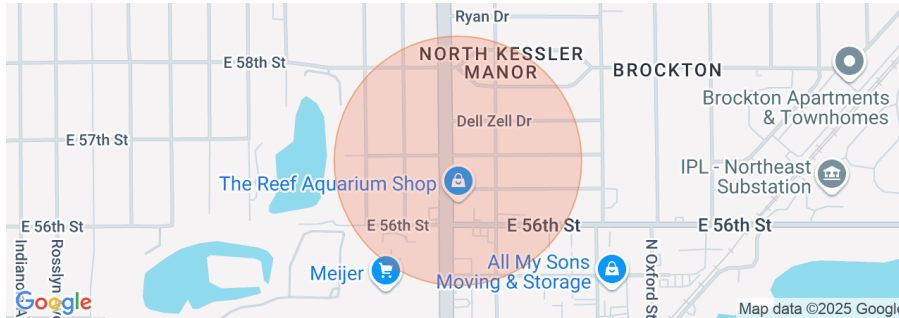
To helpelders@hotmail.com <helpelders@hotmail.com>

This alert brought to you by:

Dear Lawrence,

We found 2 violent crimes in your area:

A Shooting has been reported near 56XX N KEYSTONE AVE less than 0.7 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Shooting
- **Address:** 56XX N KEYSTONE AVE
- **Description:** Shooting/Stabbing. IMPD o/s of a confirmed person shot at this location; no susp info

[Click for police report](#)

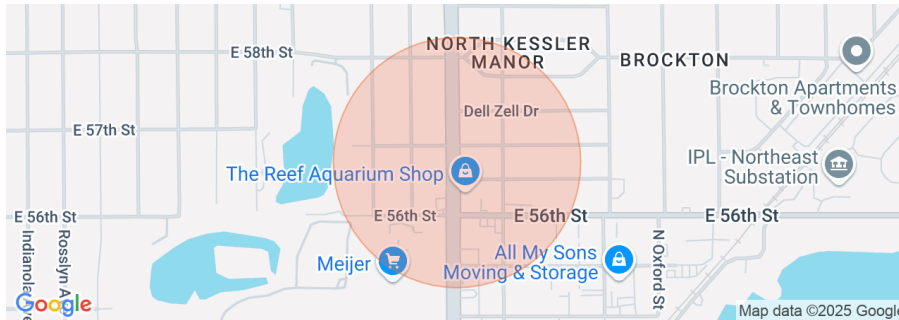
Advertisement

When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

- They have this deal in **Kesslerwood**:
- + Up to 60% off* your new ADT system
 - + Monitoring starting at \$24.99 per month[†]

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

An Assault has been reported near 56XX BLOCK N KEYSTONE AVE less than 0.8 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
 - **Address:** 56XX BLOCK N KEYSTONE AVE
 - **Description:** AGGRAVATED ASSAULT. AGENCY: IMPD
- [Click for police report](#)



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1/2/25, 12:10 AM

Mail - AL KATZ- Help Elders - Outlook

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January 3, 2025

Case No. 2024-ZON-127

Dear MDC:

This supplementary letter is written in opposition to the granting of a zoning change for the property at 6018 North Keystone Avenue, Indianapolis, Indiana 46220, owned by Petitioner J&C Gregory Real Estate, LLC. As discussed before and further explicated herein, the Petitioner apparently has not been truthful with MDC and with the public as to its intended use of the property after a change in zoning to commercial use is granted. Because of this lack of candor, the Petition for zoning change should be denied.

The property has been operating without issue under a waiver for decades permitting office use and is currently housing an office. Nothing in the written submissions of the Petitioner states any intended use of the property other than as an office. If this is actually the case, there is no need for a zoning change, as the property has successfully been utilized for decades for office use, and can continue to be so utilized in the future under the current waiver. If the intent of the Petitioner is to keep the property in the future for office use, then there is no need for a change in zoning and the Petition should be turned down as unnecessary.

If, on the other hand, the undisclosed **true plan** of the Petitioner is to soon change the use of the property to some other commercial use, then the requested change in zoning will be necessary to accomplish this hidden purpose. Note that nothing in the Petitioner's paperwork discloses this intent; yet, it is the only reasonable reason for the Petitioner to go through the time and significant expense of a zoning change at this time. Again, if the Petitioner's intent is to continue the office use of the subject property, then it could continue to do so without the zoning change.

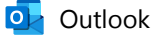
The significance and danger of changing the zoning of the property pursuant to the Petitioner's apparently misleading representations of its intended near-term use of the property is that the requested zoning change will give Petitioner *carte blanche* to tear down the current structure and put in any permissible commercial use (or sell it to someone else for the same purpose) without any advance review of such use by MDC and without any advance informed input from the public. This scenario appears to be the intent of the Petitioner. Candor to MDC and the public requires that the Petitioner reveal its near-term plans for the property under the requested zoning change in order for MDC and the public to be able to evaluate such use before approving the zoning change.

The Petitioner's name, J&C Gregory Real Estate, LLC, is particularly revealing, as it is likely that a real estate company has big plans for the property beyond its continued use as a rental office space for which no zoning change is needed, and needs the zoning change in order to implement such undisclosed plans.

Critically, the Petition is required to be signed by the Petitioner/property owner, but J&C Gregory Real Estate, LLC, did not sign the Petition, nor is the required address and the required email address and telephone number of the Petitioner/property owner set forth on the Petition. Rather, the Petition lists the address, email address, and telephone number of the Petitioner/owner's attorney and contains the signature of said attorney. This is not permissible and compels denial of the Petition. The Petitioner obviously know better, as the Petition's accompanying Consent Form is properly signed by the principals of owner J&C Gregory Real Estate, LLC. Note that the Consent Form only authorizes the owner's attorney to "file" the Petition, not to sign the Petition, which requires the owner's signature, physical address, email address and telephone number.

In short, no zoning change is needed for the property's continued use as an office space. Thus, **no change in zoning should be approved by MDC.** Petitioner should not be rewarded for its lack of candor and apparent deceptive actions. Finally, since Petitioner's Petition is defective and not signed by the property's owner, as is required, **the Petition should further be denied as defective, omitting required identifying data, and deceptive.**

Lawrence Newman
6007 Hillside Avenue, East Drive
Indianapolis, IN 46220



Fw: Package Stolen on Hillside - JUST BEHIND THE SUBJECT PROPERTY - 2024-ZON-127

From AL KATZ- Help Elders <helpelders@hotmail.com>

Date Sun 1/5/2025 3:34 PM

To Vukusich, Megan <megan.vukusich@indy.gov>; brandon.beeler@indy.gov <brandon.beeler@indy.gov>

Cc Honea, Eddie D. <Eddie.Honea@indy.gov>; Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>

📎 1 attachment (1 MB)

4626A8D6-88FB-4420-92CF-8271F391106A.MOV;

This crime just happened on our block - **behind the subject property, which bears the sign LEXITAS**. Once again, the escalating crimes track the increased commercialization of our neighborhood, with increased traffic, congestion, and influx of unidentified persons. These crimes are typically occurring on a daily basis, transforming our neighborhood from quiet residential to crime-ridden commercial, endangering our residents, and lowering our residential desirability and property values.

Having grown up in Devington, I have personally witnessed how the commercialization by investors of the 46th and Arlington area transformed this once-peaceful residential neighborhood into a blight zone.

<https://www.fhcci.org/wp-content/uploads/2023/08/Who-Owns-Indy-Homes-8-9-23-3.pdf>

FHCCI State of Fair Housing Report Who Owns Indy's Houses: A Review of the Largest Single-Family Home Investors

FHCCI State of Fair Housing Report – Who Owns Indy's Houses: A Review of the Largest Single-Family Home Investors 4

www.fhcci.org

Single-Family Rental Units by Neighborhood / **Percent of Out-of-State Ownership:**

Lawrence 64.26%

Lawrence-Fort Ben-Oaklandon / Brendonwood 83.88%

"I've been here," Sharon Arnold said. "I got to watch it thrive, and I've got to watch it go all the way down."

<https://www.wrtv.com/news/local-news/devington-redevelopment-task-force-opposes-rezoning-of-a-vacant-retail-area>



Devington Redevelopment Task Force opposes rezoning of a vacant retail area

www.wrtv.com



"From 2015, we have proudly **acquired 50 businesses**. These **acquisitions** have expanded our service offerings, which include **local and national** court reporting, medical record retrieval, process service, registered agent services, and legal talent outsourcing."

Funds advised by Apax Partners (based in London, England)

acquire Lexitas from Trinity Hunt

5TH NOVEMBER 2019

Funds advised by **Apax Partners** today announced the **acquisition of Lexitas**, a leading technology-enabled litigation services provider in the United States, from Trinity Hunt Partners and management /other Lexitas investors

"Investment [by Apax] to support Lexitas in accelerating growth through geographic and salesforce expansion, technology differentiation and M&A"

apax.com

Assets under management: 80 billion USD (approximately more than)

Founders: [Alan Patricof](#), [Ronald Mourad Cohen](#)

CEO: [Mitchell L. Truwit](#) (Jan 1, 2014–), [Andrew Sillitoe](#) (Jan 1, 2014–)

Headquarters: [London, United Kingdom](#)

Subsidiaries: [Psagot Investment House](#), [Genius Sports](#) · [See more](#)

Founded: 1972

Number of employees: 350+

LEXITAS is a major out-of-state national corporate acquisitions investor intent upon making acquisitions "accelerating growth through geographic ... expansion" and hiding behind LLC labels; while using the name, office address, email address, and phone number of a law firm on the Petition (2024-ZON-127) for rezoning from residential to commercial.

"We have a

housing crisis in Indiana. Fewer and fewer Hoosiers own their homes while out-of-state investors have and continue to buy single-family homes in record numbers. The American dream of homeownership has turned to that of being a long-term renter. This problem is particularly acute in Indianapolis. At the time we pulled the data for this report, an estimated 27,000 single-family rental (SFR) properties in Marion County are now owned by corporate investors (LLCs, INCs, LLPs, REITs, etc). This activity, to date, is not slowing, with more purchases made every month. We estimate that around 13,000 (and growing) of these homes are owned by out-of-state investors. With each transaction is a loss of income, each month, of upwards of \$15 to \$20 million in rent payments that leave Indiana and disappear from our local economy.

Just like

Devington, our Kesslerwood residential neighborhood, fraught with out-of-state corporate investors, can become a blight zone that serves to profit corporations at the expense of the well-being and safety of the residents.

Lawrence Newman and Beverly Newman, Ed.D.

From: Kesslerwood Civic <kesslerwoodcivicleague123@gmail.com>
Sent: Saturday, January 4, 2025 1:59 PM
To:
Subject: Package Stolen on Hillside

Hi All,

We wanted to give you a heads up that a neighbor on the northside of the circle had a package stolen off their porch at 5:15 am today. I attached the video of the thief, hopefully you can see it. The person's face is covered and it appears they tried to blind the Ring camera with a flashlight. Just a reminder to try and be vigilant about getting packages inside quickly and help watch out for neighbors.

Also, there is a big snow/ice storm brewing. We are trying to find people that will plow, if you know someone reliable, we would love their contact info. We have had no luck in the past trying to find someone to plow our city block. Feel free to text me if you know someone. 317-443-3694

Thanks!

Jan McHugh

From: [AL KATZ- Help Elders](#)
To: [Whitaker, Nancy G.](#); [Iraheta, Marleny](#); [Honea, Eddie D.](#); [Vukusich, Megan](#)
Subject: Fw: Alert: Burglary reported less than 0.7 miles from your home
Date: Tuesday, December 31, 2024 3:10:19 PM

As you can see, these crimes are near/next to us on a daily/weekly basis with increased commercialization of our neighborhood. Kindly add this to our case file and packet **2024-ZON-127.**

Beverly Newman, Ed.D.

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Tuesday, December 31, 2024 2:47 PM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Burglary reported less than 0.7 miles from your home

This alert brought to you by:

Dear Lawrence,

We found 4 nonviolent crimes in your area:

A Burglary has been reported near 63XX BLOCK N PARKER AVE less than 0.7 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Burglary
- **Address:** 63XX BLOCK N PARKER AVE
- **Description:** BURGLARY/BREAKING AND ENTERING. BURGLARY. AGENCY: IMPD

[Click for police report](#)

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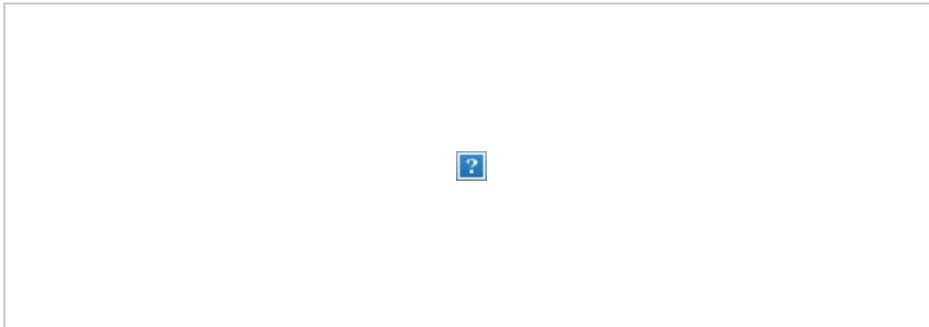
When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

They have this deal in **Kesslerwood**:

- + Up to 60% off* your new ADT system
- + Monitoring starting at \$24.99 per month[†]

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

A Theft has been reported near 61XX BLOCK EVANSTON AVE less than 0.4 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK EVANSTON AVE
- **Description:** ALL OTHER LARCENY. LARCENY-OTHER. AGENCY: IMPD

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A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:

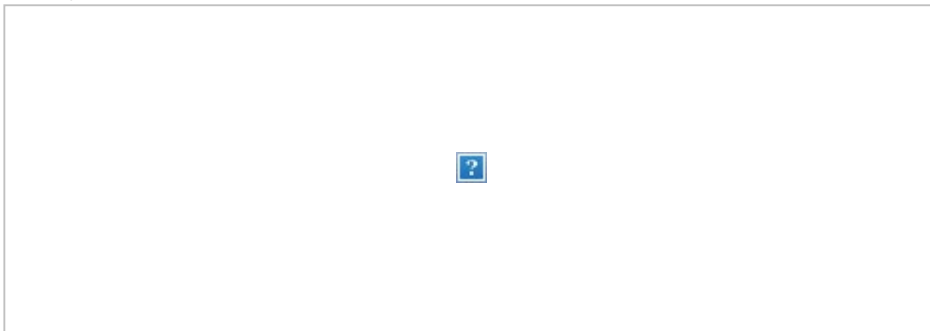


From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

[Click for police report](#)

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD

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This alert brought to you by:

Take the Kesslerwood Neighborhood Survey: [Have you been asked to 'round up' for charity at the grocery store?](#)



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From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Vukusich, Megan](#)
Cc: [Honea, Eddie D.](#); [Irakoze, Desire](#); [Whitaker, Nancy G.](#); rebekah@wootonhoylaw.com
Subject: Re: Agenda & Staff Reports - MDC Mtg. - Thursday., Jan. 2, 2025 - REQUEST FOR CONTINUANCE - FILE FOR CASE NO. 2024-ZON-127
Date: Monday, December 30, 2024 7:05:45 PM
Attachments: [image001.png](#)

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.

FILE FOR CASE NO. 2024-ZON-127

Kindly address me by my proper title, Dr. Newman, or Beverly. Kindly refer to my below email of December 26, 2024, and note that said email seeking a continuance was sent to dozens of persons, including the Petitioner's lawyer, as well were other relevant emails sent to her. We are available on February 19, 2025, to address the MDC regarding our serious objections to the rezoning of the subject property under deceptive representations, which, *inter alia*, imply that the Petitioner intends to operate a small business office "for the foreseeable future."

To the contrary, he/they had no logical reason to join the two adjacent properties together - exterminators and litigation services - in the first place. Their purported plans and their verifiable actions do not match, to say the least.

Most importantly, contrary to deceptive representations made to the MDC and to us, **Lexitas is not a small business office but a major nationwide corporation** providing options that entail **clients in litigation circumstances that predictably become contentious, heated, and/or violent.**

Already, **with increased commercialization** - traffic, strangers, unidentified persons, weapons transported in, transients, etc. - **our neighborhood has been experiencing major violent crimes - gun violence, forcible sexual attack, assaults, and stabbing - just over the days of Christmas Eve and Christmas.**

Furthermore, we very regularly experience property crimes of theft, shoplifting, larceny, and burglary - crimes that increase with commercialization of the neighborhood, bringing in an influx of strangers and disaffected persons.

The two subject properties pose tangible dangers to the schools, churches, abuse victims, and elders herein, with an influx of litigants and likely armed process servers and lawyers/staff. Immediately adjacent to the subject properties is a trauma center with clientele who require serene and safe environment at all times. Litigation providers are engaged in controversies that often become explosive and dangerous. As you are well aware, one stray bullet or a person wielding a machete or driving into a litigation facility can annihilate a child's sense of stability and security for his/her lifetime. Not only are there child-victims of crimes/abuse next door to the subject properties, but hundreds of school children are using the playgrounds and playing fields immediately across the street and down the street from the properties. Their lives, limbs, health, and mental and emotional stability are in the hands of the City of Indianapolis to safeguard or to risk and endanger.

Given the fact that this case is fraught with deceptive representations made to the MDC, the public, and us, the Petition should be immediately dismissed for cause, and the glaring public safety risks should mitigate against any such businesses being located inside of residential areas and school zones rather than industrial sites. Any leakage of toxic/flammable extermination chemicals from the adjoining building and/or any violence on-site will be the foreseeable responsibility of the City of Indianapolis, which permitted public endangerment directly within/nearby to school zones, a trauma treatment center, and residences of young and elder families.

The Staff Recommendations should rely, *inter alia*, upon

these verifiable, objective, material facts that directly and adversely impact the public health and safety of multitudes of Indy citizens of all ages and races.

The racial composition of Indianapolis Public Schools (IPS) is as follows:

- **White:** 20.6%
- **Black:** 37.5%
- **Asian or Asian/Pacific Islander:** 0.9%
- **Hispanic/Latino:** 35.3%
- **American Indian or Alaska Native:** 0.1%
- **Two or more races:** 5.5%

Beverly Newman, Ed.D.

From: [AL KATZ- Help Elders](#)
To: [Whitaker, Nancy G.](#); [Honea, Eddie D.](#); [Iraheta, Marleny](#); rebekah@wootonhoylaw.com
Subject: Fw: Alert: Shooting/stabbing reported less than 0.7 miles from your home and aggravated assault
Date: Thursday, December 26, 2024 4:07:34 PM

In the past few days from Christmas Eve until the day after Christmas, our neighborhood has had multiple violent crimes committed nearby, as our neighborhood becomes increasingly commercialized, which commercialization poses threats to our adult residents, children, schools, churches, and trauma victims seeking therapy.

Accordingly, we strongly oppose the rezoning **Petition No. 2024-ZON-127**, seeking to remove the residential zoning at 6018 North Keystone Avenue to commercial C-1 for a major national corporation, Lexitas, which handles litigation matters that can involve dangerous/angry and/or armed litigants and process servers (1) directly across the street from School 59's classrooms and playground, (2) nearby to the Chatard Catholic church and school complex, (3) directly adjacent to Hillside Avenue residences, (4) next door to a trauma center, and (5) on the same block as another Christian church.

Beverly Newman, Ed.D.

Lawrence Newman

helpelders@hotmail.com

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Thursday, December 26, 2024 11:11 AM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: **Shooting reported less than 0.7 miles from your home**

This alert brought to you by:

Dear Lawrence,

We found 2 violent crimes in your area:

A Shooting has been reported near 56XX N KEYSTONE AVE less than 0.7 mi from

your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Shooting
- **Address:** 56XX N KEYSTONE AVE
- **Description:** **Shooting/Stabbing. IMPD o/s of a confirmed person shot at this location; no susp info**

[Click for police report](#)

Advertisement

When every second counts, count on **ADT**. Stay safe with the name you trust.

ADT has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

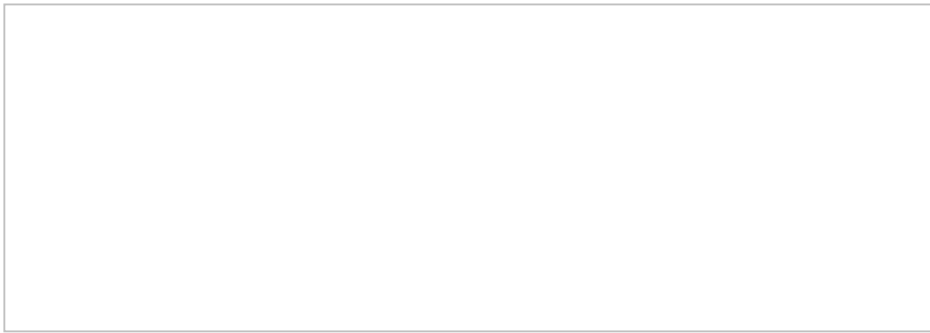
They have this deal in **Kesslerwood**:

+ Up to 60% off* your new ADT system

+ Monitoring starting at \$24.99 per month[†]

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

An Assault has been reported near 56XX BLOCK N KEYSTONE AVE less than 0.8 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 56XX BLOCK N KEYSTONE AVE
- **Description:** **AGGRAVATED ASSAULT.** AGENCY: IMPD

[Click for police report](#)



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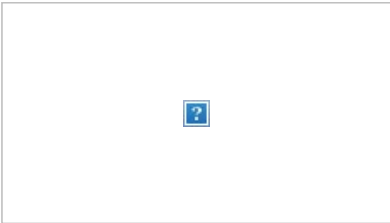
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From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Whitaker, Nancy G.](#); [Honea, Eddie D.](#); rebekah@wootonhovlaw.com
Cc: [Yukusich, Megan](#)
Subject: 2024-ZON-127: VIOLENT CRIMES ON CHRISTMAS DAY FACILITATED BY COMMERCIALIZATION OF OUR NEIGHBORHOOD
Date: Wednesday, December 25, 2024 7:57:10 PM

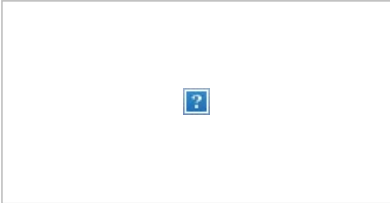
Petition No. 2024-ZON-127 6018 North Keystone Avenue Indianapolis, IN 46220

CHRISTMAS DAY VIOLENT CRIMES IN OUR NEIGHBORHOOD NEARBY TO LEXITAS - A MAJOR NATIONWIDE CORPORATION

[**https://www.lexitaslegal.com/us-locations**](https://www.lexitaslegal.com/us-locations)

	<p>Lexitas Locations</p> <p>In addition to our local Lexitas offices, we have many affiliate locations available throughout the country.</p> <p>www.lexitaslegal.com</p>
--	--

[**https://www.lexitaslegal.com/leadership**](https://www.lexitaslegal.com/leadership)

	<p>Lexitas Leadership Team</p> <p>Our mission and values start and are encouraged with our Leadership Team.</p> <p>www.lexitaslegal.com</p>
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[**https://www.lexitaslegal.com/locations/indianapolis**](https://www.lexitaslegal.com/locations/indianapolis)

	<p>Indianapolis, Indiana Process Server</p> <p>Indianapolis, Indiana Process Server Service of Process Across the USA Lexitas provides quality and professional service of process nationwide. We are extremely skilled in the service of process and have over 20 years experience serving legal documents.</p> <p>www.lexitaslegal.com</p>
---	--

**Executive Leadership - 11 EXECUTIVES, including:
Gary Buckland**

CHIEF EXECUTIVE
OFFICER

Nishat Mehta

CHIEF OPERATING
OFFICER &
PRESIDENT

Sriram Venkateswaran

CHIEF FINANCIAL OFFICER

Lexitas is based in **TEXAS** with under 1500 employees.

How much does Lexitas cost?

Average range: \$250-\$600+ per hour.

A LEXITAS COMPANY LAWSUIT COURT ORDER:

<https://www.ded.uscourts.gov/sites/ded/files/opinions/21-786.pdf>

MEMORANDUM OPINION

Registered Agent says Corpo-ration Service told a prospective Registered Agent customer that it "handle[s] [every-thing] online." D.I. 20 ¶ 15; D.I. 20-1, Ex. 1.

www.ded.uscourts.gov

"Of the two companies, Registered Agent is the new kid on the block. D.I. 24, at 3-4. But it has grown quickly and was recently acquired by Lexitas, a group of legal services providers."

Beverly Newman

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>

Sent: Wednesday, December 25, 2024 11:26 AM

To: helpelders@hotmail.com <helpelders@hotmail.com>

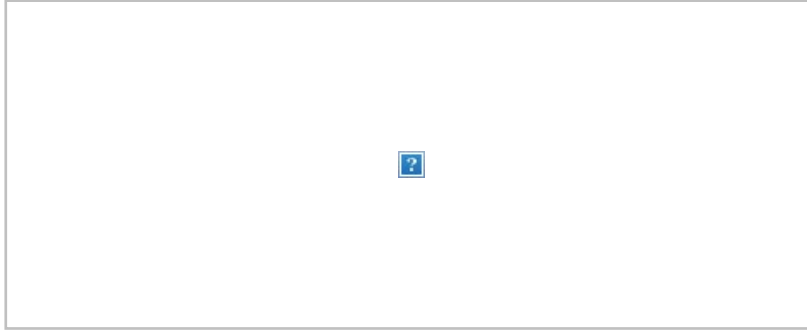
Subject: Alert: Assault reported less than 1.2 miles from your home

This alert brought to you by:

Dear Lawrence,

We found 2 violent crimes in your area:

An Assault has been reported near 10XX BLOCK BROAD RIPPLE AVE less than 1.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 10XX BLOCK BROAD RIPPLE AVE
- **Description:** FORCIBLE RAPE. RAPE-INTERCOURSE. AGENCY: IMPD

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When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

They have this deal in **Kesslerwood**:

+ Up to 60% off* your new ADT system

+ Monitoring starting at \$24.99 per month[†]

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

An Assault has been reported near 62XX BLOCK N PARKER AVE less than 0.7 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Assault
- **Address:** 62XX BLOCK N PARKER AVE
- **Description:** SIMPLE ASSAULT. AGENCY: IMPD

[Click for police report](#)



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From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Honea, Eddie D.](#); [Whitaker, Nancy G.](#)
Subject: Fw: NORTH KEYSTONE NEIGHBORHOOD AREA CRIMES ON CHRISTMAS EVE 2024 - FOR CASE FILE
Date: Tuesday, December 24, 2024 8:35:53 PM

This is a very small sampling of the near-daily crime alerts that we receive with the increased commercialization of our once-tranquil Kesslerwood neighborhood, which **crimes pose enormous risks and threats to our: children, elders, low SES families, churches/ congregations, those in trauma therapy next door to the process servers' business, and nearby schools.**

Kindly include this set of Christmas Eve alerts in our case file.

Holy Days Blessings,

Beverly Newman, Ed.D.

From: Kesslerwood Alerts <alerts@neighborhoodalerts.com>
Sent: Tuesday, December 24, 2024 11:48 AM
To: helpelders@hotmail.com <helpelders@hotmail.com>
Subject: Alert: Theft reported less than 1 miles from your home

This alert brought to you by:

Dear Lawrence,

We found 4 nonviolent crimes in your area:

A Theft has been reported near 55XX BLOCK N KEYSTONE AVE less than 1 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 55XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPD [Click for police report](#)

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When every second counts, count on **ADT**. Stay safe with the name you trust. **ADT** has the largest number of 24/7 monitoring centers in the industry for emergencies when every second makes a difference.

They have this deal in **Kesslerwood**:

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+ Monitoring starting at \$24.99 per month[†]

*Discount applies to Trusted Neighbor eligible system with a minimum purchase of \$719 for self-setup or \$1,169 for pro install systems. Max discount \$750. Requires purchase of pro monitoring plan (one month minimum w/self-setup or pro install w/36-month monitoring plan (early cancel fees apply) starting at \$44.99/mo. excluding QSP. Taxes add'l. Pro install available for phone orders only. New Customers only. Terms & pricing [here](#). Expires 1/15/2025.

A Theft has been reported near 55XX BLOCK N KEYSTONE AVE less

than 1 mi from your home:



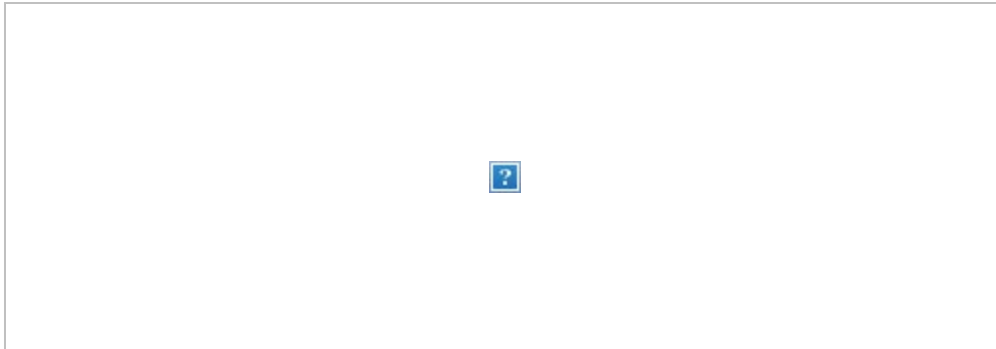
Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 55XX BLOCK N KEYSTONE AVE
- **Description:** THEFT FROM MOTOR VEHICLE. LARCENY FROM MOTOR VEHICLE. AGENCY: IMPD [Click for police report](#)

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:

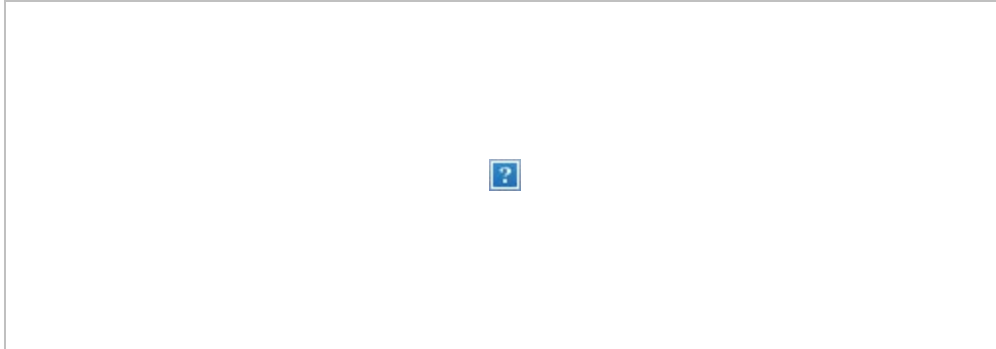


From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY:

IMPDClick for police report

A Theft has been reported near 61XX BLOCK N KEYSTONE AVE less than 0.2 mi from your home:



Share with a neighbor:



From local police records:

- **Crime Type:** Theft
- **Address:** 61XX BLOCK N KEYSTONE AVE
- **Description:** SHOPLIFTING. LARCENY-SHOPLIFTING. AGENCY: IMPDClick for police report

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Take our [Neighborhood Alerts survey](#) for a chance to participate in a one-hour interview and receive a **\$75 Amazon e-gift card**. [Terms and conditions](#) apply.



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From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Whitaker, Nancy G.](#); [Honea, Eddie D.](#)
Cc: rebekah@wootonhoyle.com
Subject: LETTER OF OPPOSITION TO ADD TO FILE PLUS ADDITIONAL SUPPORTING EVIDENCE ATTACHED FOR CASE FILE
Date: Thursday, December 19, 2024 4:49:18 PM
Importance: High

Re: Petition Case No. 2024-ZON-127

6018 North Keystone Avenue

Indianapolis, IN 46220

This letter is in support of the appeal I have filed in the above- referenced matter. The petition to rezone the property from D -3 to C-1 is strongly opposed, *inter alia*, for the following reasons:

The property has operated under a variance as an office space for over thirty (30) years and the purported proposed use is the same - for the property to continue as an office. Therefore, there is no need to change the zoning unless the real plans are to change the use to something other than an office, which unknown use should not be approved via a pre-emptive zoning change.

It is axiomatic that businesses do not spend thousands of dollars to continue their functions unless such expenditures are part of an expansive agenda. Accordingly, the representations made to this MDC and to adjacent owners are knowingly deceptive, as there is an expansive agenda that will heighten crimes in this area, as commercial enterprises are prone to burglaries, assaults, and interpersonal violence.

Specifically, the prospect of interpersonal violence involving weapons is common in litigious businesses like Petitioner's process serving, frequently requiring armed protection. This business does not belong in a residential neighborhood filled with children, a public school directly across the street, and a Catholic school complex nearby.

Furthermore, there is an adjacent trauma center that has considerable attendance requiring absolute calm and a sense of security for trauma victims. Any disturbances can impact and damage trauma victims, whom the City of Indianapolis should do its utmost to protect.

Increasing the commercial use of the 6100 block of Keystone Avenue will cause an increase in crime in this neighborhood, as that block of Keystone is backed by a residential area, including our house. We have been on an email list with alerts regarding crimes in the area, and we receive nearly-daily alerts about crimes on the 6100 block, mostly thefts, burglaries, and assaults, which crimes sometimes spread into the residential neighborhood. A change of zoning to commercial can only result in a further increase in area crimes.

Increased crime lowers the desirability of the neighborhood and lowers our

property values. The likelihood of increased traffic on Keystone similarly affects property values, including significant traffic noise, which is easily heard in the houses behind Keystone, including our home.

Increased pollution from encroaching commercialization also lowers our property values and damages our health. This past summer the results of commercialization and consequent demolition polluted our neighborhood for months, and the noise pollution alone was unabated, adversely impacting the tranquility of our community and the natural settings that still remain in Broad Ripple.

Beverly Newman, Ed.D.

Lawrence Newman

6007 Hillside Avenue, East Drive

Indianapolis, IN 46220

ADDITIONAL SUPPORTING EVIDENCE:

INDIANAPOLIS TRAUMA THERAPY CENTER

5950 North Keystone Avenue

Indianapolis, Indiana 46220

*"[The Founder] began volunteering with various organizations supporting at risk youth in Chicago neighborhoods in the late 1980s and continued serving this vulnerable population after having moved to Indianapolis in 1991.... Building on nearly 30 years of treating trauma and attachment issues, she is now fulfilling her dream of creating a local trauma therapy center with a **warm, home-like environment** using a holistic approach **where individuals and families feel safe to explore their traumatic pasts and heal"***

Process Serving

In conclusion, process serving can be a challenging and **potentially dangerous profession**, especially when dealing with aggressive situations. However, by following the tips and techniques outlined in this article, process servers can minimize risk and ensure their safety while effectively completing their job.

It is important for process servers to **always prioritize safety** and remain calm

and professional in tense or confrontational situations. Proper communication skills, such as de-escalation strategies and conflict resolution techniques, can help diffuse **aggression** and lead to a successful service of process.

PROCESS SERVERS TAKING A BEATING – LITERALLY

"Yet another case of violence against a process server has made headlines, but hasn't received enough attention in the eyes of the Process Servers Association of Colorado. We would have to agree.

"In the newest case, a process server was dragged by a car for several blocks. He had been trying to serve the papers and was grabbed by the arm through the car window as the subject was driving away.

"It seems as though the cases of violence and assaults against process servers is increasing. With emotions running high in a time of increased foreclosures and nationwide economic distress, a higher number of assaults is not altogether surprising."

<https://www.dgrlegal.com/process-servers-taking-a-beating-literally/>

December 31, 2024

Dear MDC:

This letter is written in opposition to the granting of a zoning change for the property at 6018 North Keystone Avenue, Indianapolis, Indiana 46220. Given the current and historical use of the property and the reasons given for the requested zoning change, there exists no reason for granting the zoning change.

The property currently operates as a process service company under a waiver granted decades ago for office use. The owners represent in their application that the property will continue to be used as a process service company. Consequently, there is no basis for granting the zoning change, as no change in use has been presented by the property owners as a basis for a zoning change. Without the granting of the zoning change, the property will continue to operate as office use under the current waiver.

On the other hand, it appears likely that the property owners intend an imminent change in the use of the property, which is the only reason why the owners would go through the time and significant expense of seeking a zoning change at this time, and it further appears that the owners have not been truthful and forthright with the government or with the public regarding their actual intended plans. Any contemplated change in the office use of the property to some other commercial use should have been specifically revealed and designated in the zoning change application, which was not done. **Such misleading actions and total lack of candor should disqualify the owners' application for zoning change.**

In addition to the above, and in consideration of a likely change of use to some other commercial purpose, the increase in traffic on Keystone Avenue should be considered.

The current office use is a low-traffic business, but a general commercial use would likely lead to a significant increase in traffic, which would be a huge negative for the elementary school and its young students on the opposite side of the street.

Lawrence Newman
6007 Hillside Avenue, East Drive
Indianapolis, IN 46220

From: [AL KATZ- Help Elders](#)
To: [Whitaker, Nancy G.](#); [Joseph Calderon](#); marybeth@indybp.com; [Demonic Dreyer](#); ebw@clarkquinnlaw.com; [BRIAN TUOHY](#); mosesd810@yahoo.com; jynell@berkshirelawllc.com; [Kandyn Leach](#); davidgilman78@gmail.com; rebekah@wootonhoylaw.com; [John Cross](#); [Aldrich Powe](#); [Steve Sandoval](#)
Cc: [Honea, Eddie D.](#); [Irakoze, Desire](#); [York, Jeffrey D.](#); [Blackham, Kathleen](#); [Iraheta, Marleny](#); [McCormick, Jessica](#); [Allen, Rena](#); [WTDA WTDA](#); [Hudson, Ethan](#)
Subject: Re: Agenda & Staff Reports - MDC Mtg. - Thursday., Jan. 2, 2025 - REQUEST FOR CONTINUANCE
Date: Thursday, December 26, 2024 3:18:43 PM
Importance: High

We are requesting a continuance of the hearing in order to timely review the instructions just received, set up a remote connection due to ADA needs, perform additional research regarding the subject re-zoning and Petitioner, and prepare packets of information for distribution.

Please advise if this Request is approved or if any additional follow-up is required.

Beverly Newman, Ed.D.

From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [Whitaker, Nancy G.](#); [Honea, Eddie D.](#)
Cc: rebekah@wootonhoylelaw.com
Subject: LETTER OF OPPOSITION TO ADD TO FILE
Date: Thursday, December 19, 2024 3:55:19 PM
Importance: High

Re: Petition Case No. 2024-ZON-127

6018 North Keystone Avenue

Inianapolis, IN 46220

This letter is in support of the appeal I have filed in the above-referenced matter. The petition to rezone the property from D -3 to C-1 is strongly opposed, *inter alia*, for the following reasons:

The property has operated under a variance as an office space for over thirty (30) years and the purported proposed use is the same - for the property to continue as an office. Therefore, there is no need to change the zoning unless the real plans are to change the use to something other than an office, which unknown use should not be approved via a pre-emptive zoning change.

It is axiomatic that businesses do not spend thousands of dollars to continue their functions unless such expenditures are part of an expansive agenda. Accordingly, the representations made to this MDC and to adjacent owners are knowingly deceptive, as there is an expansive agenda that will heighten crimes in this area, as commercial enterprises are prone to burglaries, assaults, and interpersonal violence.

Specifically, the prospect of interpersonal violence involving weapons is common in litigious businesses like Petitioner's process serving, frequently requiring armed protection. This business does not belong in a residential neighborhood filled with children, a public school directly across the street, and a Catholic school complex nearby.

Furthermore, there is an adjacent trauma center that has considerable attendance requiring absolute calm and a sense of security for trauma victims. Any disturbances can impact and damage trauma victims, whom the City of Indianapolis should do its utmost to protect.

Increasing the commercial use of the 6100 block of Keystone Avenue will cause an increase in crime in this neighborhood, as that block of Keystone is backed by a residential area, including our house. We have been on an email list with alerts regarding crimes in the area, and we receive nearly-daily alerts about crimes on the 6100 block, mostly thefts, burglaries, and assaults, which crimes sometimes spread into the residential neighborhood. A change of zoning to commercial can only result in a further increase in area crimes.

Increased crime lowers the desirability of the neighborhood and lowers our property values. The likelihood of increased traffic on Keystone similarly affects property values, including significant traffic noise, which is easily heard in the houses behind Keystone, including our home.

Increased pollution from encroaching commercialization also lowers our property values and damages our health. This past summer the results of commercialization and consequent demolition polluted our neighborhood for months, and the noise pollution alone was unabated, adversely impacting the tranquility of our community and the natural settings that still remain in Broad Ripple.

Beverly Newman, Ed.D.

Lawrence Newman

6007 Hillside Avenue, East Drive

Indianapolis, IN 46220

Beverly Newman, Ed.D.

From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#)
Subject: Re: KINDLY RESPOND IN WRITING TO THIS OPPOSITION BY RETURN EMAIL.
Date: Wednesday, November 6, 2024 10:09:55 PM

WHOM DO WE CONTACT TO BE GIVEN OUR CONSTITUTIONAL RIGHTS TO PARTICIPATE IN GOVERNMENTAL HEARINGS REGARDLESS OF DISABILITIES? UNTIL WE ARE GIVEN THIS RIGHT, **WE REQUEST A CONTINUANCE OF THE HEARING** AND AN ADA ADVOCATE CONTACT.

Beverly Newman

From: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Sent: Wednesday, November 6, 2024 8:31 AM
To: AL KATZ- Help Elders <helpelders@hotmail.com>
Subject: RE: KINDLY RESPOND IN WRITING TO THIS OPPOSITION BY RETURN EMAIL.

The Hearing Examiner is Judy Weerts Hall, but the rules prohibit the public from contacting her regarding pending hearings.

Sincerely,

Marleny Iraheta | Senior Planner

Department of Metropolitan Development | City of Indianapolis
marleny.iraheta@indy.gov | 317-327-5374 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>

DMD Municode meetings/agendas: [Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County \(municodemeetings.com\)](#)

From: AL KATZ- Help Elders <helpelders@hotmail.com>
Sent: Monday, November 4, 2024 9:01 PM
To: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Subject: Re: KINDLY RESPOND IN WRITING TO THIS OPPOSITION BY RETURN EMAIL.

Who is the hearing examiner? Obviously, it is "a special

circumstance" when long-time disabled residents are physically prohibited from participating in DMD hearings on properties next to them that directly impact them. Zoom is a simple option, which we can schedule and give you the link. It takes about five minutes to schedule the Zoom meeting and gives compromised individuals their Constitutional right to participate in governmental proceedings that are currently barred to them.

Beverly Newman, Ed.D.

From: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Sent: Monday, November 4, 2024 8:20 AM
To: AL KATZ- Help Elders <helpelders@hotmail.com>; Moussa, Mina <Mina.Moussa@indy.gov>
Cc: rebekah@wootonhoylelaw.com <rebekah@wootonhoylelaw.com>
Subject: RE: KINDLY RESPOND IN WRITING TO THIS OPPOSITION BY RETURN EMAIL.

Unfortunately, the Zoom option was only available during the pandemic since it was a special circumstance. I can simply pass your letter forward for consideration during the hearing since it would be up to the Hearing Examiner to make the final determination.

Sincerely,

Marleny Iraheta | Senior Planner

Department of Metropolitan Development | City of Indianapolis
marleny.iraheta@indy.gov | 317-327-5374 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>

DMD Municode meetings/agendas: [Department of Metropolitan Development](#)

*[Agendas/Minutes | Meetings Portal - Indianapolis and Marion County](#)
[\(\[municodemeetings.com\]\(http://municodemeetings.com\)\)](http://municodemeetings.com)*

From: AL KATZ- Help Elders <helpelders@hotmail.com>
Sent: Sunday, November 3, 2024 11:31 AM
To: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>; Moussa, Mina <Mina.Moussa@indy.gov>
Cc: rebekah@wootonhoylelaw.com
Subject: Re: KINDLY RESPOND IN WRITING TO THIS OPPOSITION BY RETURN EMAIL.

A show of good faith for disabled persons would be to offer a Zoom/remote option for participation in hearings. A very brief email does not indicate any serious consideration of a serious matter brought before the Zoning Board.

Beverly Newman, Ed.D.

From: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>
Sent: Friday, November 1, 2024 2:36 PM
To: AL KATZ- Help Elders <helpelders@hotmail.com>; Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>; Moussa, Mina <Mina.Moussa@indy.gov>
Cc: rebekah@wootonhoyle.com <rebekah@wootonhoyle.com>
Subject: RE: KINDLY RESPOND IN WRITING TO THIS OPPOSITION BY RETURN EMAIL.

Good afternoon,

I am confirming receipt of your letter of opposition for 2024-ZON-127 that was saved to the case file.

Please be aware that the Hearing Examiner does take the letters of support or opposition into account when providing a recommendation to the Metropolitan Development Commission.

Sincerely,

Marleny Iraheta | Senior Planner

Department of Metropolitan Development | City of Indianapolis
marleny.iraqueta@indy.gov | 317-327-5374 | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>

DMD Municode meetings/agendas: [Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County \(municodemeetings.com\)](#)

From: AL KATZ- Help Elders <helpelders@hotmail.com>
Sent: Friday, November 1, 2024 1:56 PM

To: Iraheta, Marleny <Marleny.Iraheta@Indy.Gov>; PlannerOnCall <PlannerOnCall@indy.gov>;
Moussa, Mina <Mina.Moussa@indy.gov>
Cc: rebekah@wootonhojlaw.com
Subject: KINDLY RESPOND IN WRITING TO THIS OPPOSITION BY RETURN EMAIL.

November 1, 2024

Re: 2024-ZON-127

Dear Metropolitan Development Commission:

For many months, we have been receiving Legal Notices regarding the property behind us for increasing levels of commercialism intruding into our neighborhood. In short, we strongly oppose the increased commercialism into our neighborhood; where nearby empty office spaces abound.

It is a **significant disservice to this neighborhood** to keep escalating the commercialism next door to us - more signage, more traffic, more unidentified persons on site, and, especially, a commercial extermination corporation next door to well-established residences, churches, and schools. This zoning issue should never have been approved.

Supposedly the process servers are distinct from the extermination corporation, but their facilities have been joined together for some reason. Supposedly no toxic chemicals are sited at the extermination corporation, but this is quite unlikely, as exterminators are known to use, store, and dispose of toxic chemicals casually, to the grave detriment of children and compromised adults.

As disabled adults, we are unable to attend the hearing and have no reason to believe that our strong objections will be seriously considered; but they are nonetheless very valid on behalf of our neighborhood children, churches, and schools plus other adults unable to voice their oppositions to encroaching commercialism in our neighborhood.

If DMD truly desired to accommodate those of us unable to voice our issues in-person, a Zoom option would be a show of good faith for good neighbors, which option we herein request.

Lawrence Newman

Beverly Newman, Ed.D.

From: [AL KATZ- Help Elders](#)
To: [Iraheta, Marleny](#); [PlannerOnCall](#); [Moussa, Mina](#)
Cc: rebekah@wootonhoylelaw.com
Subject: KINDLY RESPOND IN WRITING TO THIS OPPOSITION BY RETURN EMAIL.
Date: Friday, November 1, 2024 1:56:26 PM

November 1, 2024

Re: 2024-ZON-127

Dear Metropolitan Development Commission:

For many months, we have been receiving Legal Notices regarding the property behind us for increasing levels of commercialism intruding into our neighborhood. In short, we strongly oppose the increased commercialism into our neighborhood; where nearby empty office spaces abound.

It is a **significant disservice to this neighborhood** to keep escalating the commercialism next door to us - more signage, more traffic, more unidentified persons on site, and, especially, a commercial extermination corporation next door to well-established residences, churches, and schools. This zoning issue should never have been approved.

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As disabled adults, we are unable to attend the hearing and have no reason to believe that our strong objections will be seriously considered; but they are nonetheless very valid on behalf of our neighborhood children, churches, and schools plus other adults unable to voice their oppositions to encroaching commercialism

in our neighborhood.

If DMD truly desired to accommodate those of us unable to voice our issues in-person, a Zoom option would be a show of good faith for good neighbors, which option we herein request.

Lawrence Newman

Beverly Newman, Ed.D.