

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
HEARING EXAMINER

**February 27, 2025 – HEARING RESULTS**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **February 27, 2025**, at 1:00 PM in the Public Assembly Room on the 2<sup>nd</sup> Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN on the following petitions:\*

**PETITIONS EXPEDITED:**

**2024-ZON-131 | 5820 South Emerson Avenue | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC MARCH 19, 2025**

Perry Township, Council District #24  
IN Indianapolis Emerson, LLC, by Joseph D. Calderon

Rezoning of 21.23 acres from the C-1, C-3, and D-A districts to the D-5II district to provide for townhome and duplex development. ,

**2025-ZON-004 (Amended) | 6700 West Ralston Road | ACKNOWLEDGED AMENDMENT AND RECOMMENDED APPROVAL OF 2025-ZON-004, SUBJECT TO COMMITMENTS, TO MDC MARCH 19, 2025.**

Decatur Township, Council District #21  
Gretchen Willkie, Earl Swart, and Gwen Swart, by David Gilman

Rezoning of ~~61.13~~ **27** acres from the D-A (FF) district to the D-S (FF) district to provide for a nine-lot single-family detached residential development.

**2025-ZON-010 | 2352 South West Street | RECOMMENDED APPROVAL TO MDC MARCH 19, 2025**

Center Township, Council District #18  
Working Man's Roadhouse, by Clark P. Kirkman

Rezoning of 1.15 acres from the D-5 (FF) and I-3 (FF) districts to the C-5 (FF) district to provide for commercial uses, including a bar/tavern, with outdoor entertainment.

**2024-CZN-843 / 2024-CAP-843 / 2024-CPL-843 | 6243 East Washington Street | RECOMMENDED APPROVAL OF 2024-CZN-843 TO MDC MARCH 19, 2024. RECOMMENDED APPROVAL OF 2024-CAP-843, SUBJECT TO COMMITMENTS, TO MDC MARCH 19, 2024. APPROVED 2024-CPL-843 SUBJECT TO CONDITIONS IN THE STAFF REPORT.**

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

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

Modification of Commitments related to 2023-PLT-064 to delete Commitment #2(g) and replace with: "Liquor store", except for a retail store, warehouse store or big box store

selling beer, wine and spirits of 10,000 square feet of gross leasable area or larger, including, but not limited to retailers: Bev Mo, Binny's, Total Wine, etc., will be allowed to operate upon the Property. In addition, any pharmacy and/or grocery store, hybrid market, mass merchandiser and/or big box retailer such as Target, Walmart, Meijer's, etc., may sell beer, wine and spirits, and Modify Commitment 3 to strike: "There shall be a maximum of two (2) drive-through accessory units on Lots which have buildable frontage on East Washington Street."

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

**2025-CZN-806 / 2025-CPL-806 | 5433 Shelbyville Road | RECOMMENDED APPROVAL OF 2025-CZN-806, SUBJECT TO COMMITMENTS, TO MDC MARCH 19, 2025. APPROVED 2025-CPL-806 SUBJECT TO CONDITIONS IN STAFF REPORT.**

Franklin Township, Council District #24  
Sarajit Singh and Baljit Kaur, by Pat Rooney

Rezoning of 9.109 acres from the D-A (FW) district to the D-1 (FW) district to provide for residential uses.

Approval of a Subdivision Plat to be known as Singh Minor Subdivision, dividing 9.109 acres into three lots.

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

**2024-MOD-016 | 3401 East New York Street | CONTINUED TO APRIL 24, 2025, WITH NOTICE IF NEEDED**

Center Township, Council District #18  
C-S (TOD)  
One Way Auto Parts, by Joseph D. Calderon

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

**2025-MOD-001 | 4021 West 71st Street | CONTINUED TO APRIL 10, 2025**

Pike Township, Council District #6  
I-1  
Turner Adventures LLC, by Rebekah Phillips

Modification of Commitments related to 2023-ZON-078 to terminate commitment #3 to provide for an agreement for contribution in lieu of sidewalk construction along 71st Street (previous commitment required the sidewalk to be installed within one year of zoning approval).

**2024-ZON-040 | 6000, 6012, 6020, 6180, and 6206 East 46th Street | ACKNOWLEDGED THE WITHDRAWAL OF THE PETITION**

Lawrence Township, Council District #9  
Indianapolis Re Management LLC, 600-B East 46th Street LLC, by Emily Duncan and David Kingen

Rezoning of 35.8 acres from the C-3 (FF) and C-4 (FF) districts to the MU-2 (FF) district.

**2024-ZON-083 (Amended) | 1627, 1631 and 1635 Woodlawn Avenue | CONTINUED TO MARCH 27, 2025, WITH NOTICE IF NEEDED**

Center Township, Council District #18  
Indy Real Estate Consulting, LLC, by David Kingen and Emily Duncan

Rezoning of 0.51-acre from the D-5 (TOD) district to the D-5II (TOD) district to allow for residential development.

**2024-ZON-102 (Amended) | 501 and 525 South East Street | ACKNOWLEDGED AMENDMENT OF THE PETITION AND CONTINUED TO APRIL 24, 2024, WITH NOTICE**

Center Township, Council District #18  
Mark and Kim Crouch **David Kingen**

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

**2024-ZON-126 | 1602 and 1604 Arsenal Avenue and 1426 East 16th Street | CONTINUED TO MARCH 13, 2025**

Center Township, Council District #13  
Elizabeth & Micheal Simmons, by Reinhard Pollach

Rezoning of 0.18-acre from the C-5 district to the D-8 district to provide for residential uses.

**2024-ZON-144 | 7500 South Sherman Drive | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC MARCH 19, 2025**

Perry Township, Council District #24  
Eugene and Elsie J. Daulton, by Elizabeth Bentz Williams and Russell L. Brown

Rezoning of 61.55 acres from the D-A district to the D-3 district.

**2024-ZON-147 | 10550 and 10100 Maze Road, 10535 East McGregor Road, and 8351 South Mitthoefer Road | ACKNOWLEDGED THE WITHDRAWAL OF THE PETITION**

Franklin Township, Council District #25

Maze Family Farm, LLC, Paul L. Walton, Cheryl H. Walton, Christopher D. Reed, and Kimberly K. Reed, by Tony Bagato

Rezoning of 195.766 acres from the D-A (FF) (FW) district to the D-4 (FF) (FW) classification to provide for a single-family residential development.

**2024-CVR-841 (Amended) / 2024-CPL-841 | 3359 Carrollton Avenue | ACKNOWLEDGED THE WITHDRAWAL OF THE PETITIONS**

Center Township, Council District #8  
D-5  
INDYCHEN, LLC., by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-unit dwelling with a five-foot corner side yard for the dwelling along 34th Street on Lot 1 (minimum eight-foot corner side yard required).

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

**2024-CZN-850 / 2024-CVR-850 | 601 South Tibbs Avenue | ACKNOWLEDGED WITHDRAWAL OF 2024-CZN-850. CONTINUED 2024-CVR-850 TO MARCH 13, 2025.**

Wayne Township, Council District #17

D-5 (FF)

Dave's Mechanic Shop, LLC, by David Kingen and Justin Kingen

Rezoning of 0.93-acre from the D-5 (FF) district to the I-2 (FF) district to provide for an auto repair shop.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling in an I-2 district (not permitted) and provide for an automobile, motorcycle, and light vehicle service or repair in an I-2 district (not permitted), with a 10-foot front transitional yard (30 feet required), a zero-foot north side transitional side yard and a five-foot south side transitional yard (30 feet required) and a five-foot rear transitional yard (30 feet required).

**2024-CZN-853 / 2024-CVR-853 | 420 West 40th Street | CONTINUED TO MARCH 13, 2025**

Washington Township, Council District #7

Edith Glover, by Lester Wiley Carver

Rezoning of 0.38-acre from the D-5 district to the C-3 district.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing surface parking lot, with a zero-foot front transitional yard setback, with landscaping within the right-of-way (minimum ten-foot transitional yard with landscaping on subject parcel required), and a nine-foot east transitional yard setback (minimum ten-foot transitional yard required).

**2024-CVR-855 / 2024-CPL-855 | 1527 East 12th Street | CONTINUED TO APRIL 10, 2025**

Center Township, Council District #13

D-8 (FF) (FW)

Tyler and Natalie Sadek, by Paul J. Lambie

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached single-family dwelling on proposed Lot 3, with a front building line of approximately 210 feet (front building line range between 10 feet of 19.9 feet required).

Approval of a Subdivision Plat to be known as Replat of Lot 29 in Milligan's Park Lane Addition, subdividing 1.878 acres into three lots.

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

**2025-ZON-005 | 8830 and 8850 Rockville Road | CONTINUED TO MARCH 13, 2025**

Wayne Township, Council District #17  
HKZ Properties, LLC, by Ron Sears

Rezoning of 1.527 acres from the D-A and D-3 districts to the C-3 district to provide for commercial uses.

**2025-ZON-006 (Amended) | 5335 Madison Avenue | AFTER AMENDMENT OF THE PETITION AND A PUBLIC HEARING, RECOMMENDED DENIAL TO MDC MARCH 19, 2025**

Perry Township, Council District #23  
James W. and Dawn E. Horner, by Christian C. Badger

Rezoning of 0.37-acre from the C-3 (TOD) and C-4 (TOD) districts to the ~~C-7~~ **C-5** (TOD) district to provide for automobile repair and outdoor storage of inoperable vehicles.

**2025-CAP-800 / 2025-CVR-800 | 1525 Shelby Street, 1133 Cottage Avenue and 1510 Olive Street | ACKNOWLEDGED AUTOMATIC CONTINUANCE TO MARCH 27, 2025, FILED BY REGISTERED NEIGHBORHOOD ORGANIZATION**

Center Township, Council District #18  
SU-34 (TOD) (FF) and D-5 (TOD) (FF)  
Fraternal Order of Police, Indianapolis Lodge #86 by Will Gooden and Elizabeth Bentz Williams

Modification of Commitments related to 2009-ZON-013 to terminate Commitment #2, which required a site plan indicating a ten-foot landscaped transitional yard; terminate Commitment #3, which required an opaque fence abutting the dwelling at 1129 Cottage Avenue; and to modify Commitment #5, to read "owners agree to complete all fence changes within six months of the grant of this petition" (originally stated to require all site improvements to be completed within one year of approval of 2009-ZON-013.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 6.5-foot-tall fence and electronic gate, with a portion of the fence within the clear-sight triangle of Shelby Street and Cottage Avenue (maximum height of 3.5 feet permitted, not permitted within the clear-sight triangle of the abutting streets).

**2025-CPL-805 / 2025-CVR-805 | 7515 Camby Road | CONTINUED TO MARCH 27, 2025 WITH NOTICE IF NEEDED**

Decatur Township, Council District #21  
D-3 (FF)  
Abigail Wojciechowski, by David Gilman

Approval of a Subdivision Plat to be known as Speer's Camby Retreat, dividing 6.686 acres into three lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 45-foot lot width for proposed Lot Two (minimum 70-foot lot width required), and to provide for on-site septic systems for each lot (public sewer facility required).

**2025-CAP-808 / 2025-CVR-808 (Amended) | 4360 North Keystone Avenue | GRANTED ONE-DAY WAIVER OF 23-DAY NOTIFICATION PERIOD FOR POSTED NOTICE. ACKNOWLEDGED AUTOMATIC CONTINUANCE 2025-CAP-808 AND 2025-CVR-808 (AMENDED) TO MARCH 27, 2025, FILED BY PETITIONER**

Washington Township, Council District #8  
C-5 (FF) (W-1)  
Emay Ayad, by Russell L. Brown

Modification of Commitments, related to 2019-ZON-027, to modify commitment #4 to read: “there shall be no storage of inoperable, wrecked or junk vehicles. The storage of automobile parts outside shall be prohibited. Such prohibition shall not prohibit the use of Portable Storage Containers for storage of automobile parts” (previous commitment #4 stated that “there shall be no storage of inoperable, wrecked or junk vehicles, and the outside storage of automobile parts shall be prohibited”).

Variance of ~~Use Development Standards~~ of the Consolidated Zoning and Subdivision Ordinance to provide for ~~a variance of use to provide for a truck rental business (not permitted)~~, one portable permanent storage container for storage of materials, and one portable temporary storage container for storage of materials (portable storage containers not permitted for more than 30 days).

**2025-CZN-809 / 2025-CVR-809 | 8800 East Raymond Street | ACKNOWLEDGED AUTOMATIC CONTINUANCE TO MARCH 27, 2025, FILED BY REGISTERED NEIGHBORHOOD ORGANIZATION**

Warren Township, Council District #20  
Alexander Construction and Landscape, by David Retherford

Rezoning of 4.37 acres from the C-5 district to the I-2 district to provide for a commercial and building contractor’s business.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage and operations comprising of 225% of the total gross floor area of enclosed buildings (maximum 25% permitted), to provide for a gravel parking and storage area (not permitted), with a 52-foot front transitional yard (minimum 100-foot front transitional yard required), with a 15-foot east side transitional yard (minimum 50-foot side transitional yard required), with a 10-foot north rear yard (minimum 30-foot rear yard required), without interior and exterior landscaping (minimum 9% of lot covered with landscaping required), to permit for outdoor loading and unloading of equipment and material 15 feet from a protected district (minimum 500 feet required), and to allow a six-foot tall aluminum fence with masonry columns in the front yard (maximum 3.5-foot tall fence permitted in the front yard).

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\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis-in.municodemeetings.com/DMDmeetings>. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto:planneroncall@indy.gov) before the hearing, and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The

hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.