

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

March 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, **March 27, 2025**, at 1:00 PM in the Public Assembly Room on the 2nd Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN on the following petitions:*

PETITIONS EXPEDITED:

2024-ZON-083 (Amended) | 1627, 1631 and 1635 Woodlawn Avenue | Recommended Approval, subject to Commitments, to MDC April 16, 2025

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.

2025-ZON-014 | 6650 Telecom Drive (NEW) | Recommended Approval, subject to Commitments, to MDC April 16, 2025

Pike Township, Council District #6
Intech Partners, LLC, by Michael Rabinowitch

Rezoning of 9.4 acres from the C-S district to the C-S district to provide for C-1 uses, a hotel, an eating establishment, and a conference center, within an existing structure.

2025-ZON-020 | 3520 Washington Boulevard (NEW) | Granted three-day and one-day Waivers of the 23-day notification period for written and posted Notice, respectively | Recommended Approval to MDC April 16, 2025

Center Township, Council District #8
M. Jacqueline Nytes, by Jonathan Blake

Rezoning of 0.82-acre from the D-3 district to the C-1 district to provide for religious and office commercial uses.

2025-ZON-021 | 2102 Brookside Avenue (NEW) | Recommended Approval to MDC April 16, 2025

Center Township, Council District #8
Powderhouse Indy, LLC, by Nicholas Rosiello

Rezoning of 0.079-acre from the MU-1 district to the D-8 district to provide for residential development.

2025-CZN-802 (Recommended Approval on March 13, 2025) / 2025-CPL-802 / 2025-CVR-802 (Approved on March 13, 2025) (Amended) | 5801 Mills Road | Approved 2025-CPL-802 subject to 17 conditions in the Staff Report and Granted Waiver of Subdivision Regulations 7.41-303. B.3.c. and 741-303. B.3.d.

Decatur Township, Council District #21

Grand Communities, LLC, by David Gilman

Rezoning of 16.5 acres from the SU-2 District to the D-4 District to provide for attached single-family dwellings.

Approval of a Subdivision Plat to be known as Oak Springs, dividing 16.5 acres into 74 lots.

Waiver of the Subdivision Regulations 7.41-303. B.3.c. and 741-303. B.3.d. to provide for dead-ended streets (dead-ended streets prohibited).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 76-foot lot width for all lots (minimum 90-foot lot width required), seven lots with lot areas ranging from 9,194 square feet to 9,815 square feet (minimum 10,000 square foot lot area required), and 13 lots without public street frontage (public street frontage required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-ZON-146 | 7560 East 71st Street | Acknowledged the Withdrawal of the Petition

Lawrence Township, Council District #3

Apostolic Christian Church of Indianapolis, Inc., by John Lichtle

Rezoning of 0.682-acre from the D-A district to the SU-1 classification to provide for religious uses.

2025-CAP-800 / 2025-CVR-800 | 1525 Shelby Street, 1133 Cottage Avenue and 1510 Olive Street | Continued to April 10, 2025

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 April 24, 2025, with Notice

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 | After a public hearing, Recommended Approval of 2025-CAP-808, subject to Commitments, to MDC April 16, 2025. Approved 2025-CVR-808 and Adopted the Findings of Fact.

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 of the Consolidated Zoning and Subdivision Ordinance to provide for provide for 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 | Continued to April 10, 2025

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).

PETITIONS FOR PUBLIC HEARING (New Petitions):

2025-ZON-017 | 4001 South Meridian Street | Continued to April 24, 2025, with Notice

Perry Township, Council District #23

Jarlynne Clark by Mary Rollings

Rezoning of 0.35-acre from the C-3 district to the C-5 district to provide for automobile sales.

2025-ZON-018 | 2215 South Biltmore Avenue | Granted a one-day waiver of the 23-day notification period for written and posted Notice for the April 10, 2025 hearing | Continued to April 10, 2025

Wayne Township, Council District #17
Ashley Allen

Rezoning of 0.32-acre from the I-2 (FF) district to the D-4 (FF) district to provide for residential uses.

2025-ZON-019 | 1404 Prospect Street | Continued to April 24, 2025

Center Township, Council District #18
Luxury Leased Homes USA, LLC, by Stephanie J. Truchan

Rezoning of 0.345-acre from the C-5 district to the D-8 district to provide for residential uses.

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