

From: [stephen rench](#)
To: [Blackham, Kathleen](#)
Cc: [Courtney McClure Murray](#); [jeffrey taylor](#)
Subject: Re: Case 2025-APP-003
Date: Tuesday, July 22, 2025 11:09:49 AM

Good Morning Kathleen-

The Broadway/Park Neighborhood Association (BPNA) thanks you for the opportunity to express our objections to this Petition. The BPNA representation boundaries run from College Ave to Central Ave and 22nd Street to 16th Street.

Regarding Case 2025-APP-003 located at 620 E 21st Street, the following comments have been assembled:

-The Petitioner did not provide the standard 14-day notice prior to the Zoning Hearing. No property owners within the required 660 feet notification area, nor the BPNA received any written notice from the Petitioner about their intentions. We became aware of it only after signs were posted late in the afternoon on July 18th, less than 7 days prior to the zoning hearing. This automatically creates suspicion as to the willingness of the Petitioner to work with the neighbors and neighborhood.

-This property sits squarely on the north perimeter of the MLK Park. There are no 3-story townhouse type buildings or similar structures on the Park perimeter. Nor are there any 3-story townhouse type structures within our BPNA area, with the exception of a townhouse/condominium project along Central Ave between 2003 and 2021 Central Avenue. This contains multiple and adjoining units, not a single or stand alone unit.

-This is a tiny lot with a 30 foot frontage on E 21st Street and with only a depth of less than 50 feet. It sits with adjacent homes that are all modest, 2 story, mostly single family homes. There are a few 2 story, double or duplex homes. But there are NO 3 story homes or single townhomes within the PK-2 Park district, other than the townhome/condominiums that I referenced.

-This structure dwarfs all adjoining homes in height. The homes on either side are barely 23 feet in height. It is not compatible with other adjacent homes or the streetscape along E 21st Street, Park Ave, Broadway Street or Ruckle Street. And due to the tiny footprint of the lot, the proposed structure has to be very narrow, emphasizing its vertical height even further.

-The Petitioner provided no landscape plan for this project. A proper landscape plan with complementary landscaping is part of the requirement of new construction within the PK-2 Park District so as to complement the City Park and park scape.

In conclusion, this is the WRONG project for this lot. BPNA urges discussion for this project be moved to the August Zoning meeting date, since proper notification was not given to remonstrators. BPNA wishes to preserve its right for a continuance for a future date and does not want to be charged with a continuance. BPNA also seeks DMD Staff support in OPPOSING this project and will refuse any 3 story, single townhouse type structure on this lot.

Most Sincerely,

Stephen Rench, President
Broadway/Park Neighborhood Association

Sent from my iPad

On Jul 18, 2025, at 9:23 AM, Blackham, Kathleen
<Kathleen.Blackham@indy.gov> wrote:

Good morning,

Thank you for your e-mail – look forward to your comments.

Regards,
Kathleen

From: stephen rench <s_rench00@yahoo.com>

Sent: Thursday, July 17, 2025 5:21 PM

To: Blackham, Kathleen <Kathleen.Blackham@indy.gov>

Cc: Courtney McClure Murray <courtneymccluremurray@gmail.com>; jeffrey taylor
<taylor0924@att.net>

Subject: Re: Case 2025-APP-003

Thank you Kathleen. No standard or required notice to property owners, or the neighborhood association, was given. We appreciate staff asking for the continuance.

The Broadway/Park NA is assembling a long list of objections to this proposal. We will submit those to you as soon as possible.

Most Sincerely,

Stephen Rench, President
Broadway/Park Neighborhood Association

On Jul 17, 2025, at 5:08 PM, Blackham, Kathleen
<Kathleen.Blackham@indy.gov> wrote:

Good afternoon,

Staff is requesting a continuance to August 14, 2025, to provide additional time for discussions with the petitioner's representative.

Regards,
Kathleen

From: Uhlenhake, Robert <Robert.Uhlenhake@indy.gov>
Sent: Thursday, July 17, 2025 4:14 PM
To: stephen rench <s_rench00@yahoo.com>
Cc: Courtney McClure Murray <courtneymccluremurray@gmail.com>;
jeffrey taylor <taylor0924@att.net>; Blackham, Kathleen
<Kathleen.Blackham@indy.gov>
Subject: RE: Case 2025-APP-003

Hello,

Attached is the legal notice for this petition, and the site plan and elevation.

Kathleen Blackham is the planner assigned to this petition, and is copied on this email. She can answer any further questions you might have.

Robert Uhlenhake | Senior Planner

Division of Planning | Department of Metropolitan Development | City of
Indianapolis
Robert.Uhlenhake@indy.gov | indy.gov/DMD

Talk to a planner: planneroncall@indy.gov

Land Use Petition Forms and Fees: <https://www.indy.gov/activity/land-use-petition-forms-and-fees>

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 \(municodemeetings.com\)](#)
[Citizen Access Portal](#)

From: stephen rench <s_rench00@yahoo.com>
Sent: Thursday, July 17, 2025 3:58 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Cc: Courtney McClure Murray <courtneymccluremurray@gmail.com>;
jeffrey taylor <taylor0924@att.net>
Subject: Case 2025-APP-003

Good Afternoon-

Would you please send us anything you have on Case 2025-APP-003

at 629 East 21st Street Indianapolis 46202.

We have received no notification from the petitioner on this case.
Nor have any of the adjoining property owners within 660 feet of
the proposed project. This would seem to be in violation of
protocol. Please advise of rules and recourse.

Sincerely,

Stephen Rench, President
Broadway/Park Neighborhood Association