

Greg Kitzmiller
c/o 5650 Madison Avenue
Indianapolis, IN 46227

January 29, 2026

Kathleen Blackham
Senior Planner
Marion County Dept. of Metropolitan Development
200 E. Washington Street, 2042
Indianapolis, IN 46204

RESPONSE TO HEARING - RE: Case No: 2025-MOD-024
5601, 5621 Madison Ave. and 1525 E. Dudley

Dear Ms. Blackham and the MC MDC:

I own the home at 5650 Madison Ave, Indianapolis, and urge you to deny this appeal. The petitioner was previously granted zoning with specific commitments that remain unfulfilled, and they have not properly addressed violation notices. This modification seems intended to complete actions they already committed to but now claim (re: mobile office) to have misunderstood.

Their sole landscaping effort—planting trees with claim they died due to exhaust—was insufficient. Nearby properties along Madison have thriving bushes and trees, showing that better landscaping is possible. One failed attempt in eleven years, with no replanting or additional landscaping, is not being a good neighbor.

The property seems not visible from directly adjacent homes but is from ours and neighbors. Violations include unauthorized hard surface auto display, additional parking, and other issues that contribute to the property's unsightly appearance detracting from the area.

Granting a modification for long-standing commitments is unnecessary. Please deny this petition.



Greg L. Kitzmiller

RE: Case No: 2025-MOD-024
5601, 5621 Madison Ave. and 1525 E. Dudley

January 29, 2025

Kathleen Blackham
Senior Planner
Marion County Dept. of Metropolitan Development
200 E. Washington Street, 2042
Indianapolis, IN 46204

Dear Ms. Blackham and the MC MDC:

Please be aware that the Thompson Edgewood Residential Association (TERA) Board of Directors supports recommendation of the Hearing Examiner and Staff to deny the requests made by Jade Investments of Indy.

These requests were Modification of Commitment Numbers 2 and 5 related to 2015-ZON-007; 5601 and 5621 Madison Avenue and 1525 E. Dudley Ave.

Although this property is located adjacent to but not located within the physical boundaries of our association, TERA board members oppose this petition as the property owners have yet to comply with existing commitments of landscaping and mobile home removal that were previously agreed upon for this property in 2015. This property is not well maintained and most certainly detracts from the integrity of our neighborhood. This property is directly in sight of our TERA neighbors.

The petitioner's representative stated trees were planted but they died. Since 2015 there should have been ample opportunity to plant, replant if needed, and care for trees and bushes as required. Staff also cited violations that have been pending for two years without being addressed in any way by the petitioner including hard surface parking and auto display which should improve the appearance.

Sincerely,



Mark E. Basch,
Acting President,
Thompson-Edgewood Neighborhood Association

January 30, 2026

Kathleen Blackham
Senior Planner
Marion County Dept. of Metropolitan Development
200 E. Washington Street, 2042
Indianapolis, IN 46204

RE: Case No: 2025-MOD-024
5601, 5621 Madison Ave. and 1525 E. Dudley

Dear Ms. Blackham and the MC MDC:

I truly urge you to deny this appeal for the above case. I grew up across the street from the above addresses. I now live 1 mile away and drive through the area frequently. We have seen such deterioration in the appearance of the area in the last few years. The petitioner was previously granted zoning with specific commitments that remain unfulfilled, and they have not properly addressed violation notices. One of which was the mobile office, which was replaced with another mobile office and they said they misunderstood. Violations include unauthorized hard surface auto display, additional parking, and other issues that contribute to the property's unsightly appearance contributing to the deteriorated appearance from the area.

The landscaping - planting trees with claim they died due to exhaust was inadequate. Other properties in the area have bushes and trees that are thriving. I think that demonstrates that proper landscaping is possible. One failed attempt in eleven years, with no replanting or additional landscaping, is not being a good neighbor.

Please deny this petition.

Terrie Wilhelm

January 12, 2026

Re: Case No: 2025-ZON-13
5736 Madison Ave. (approximate address)

Case Number 2025-MOD-024
5601 and 5621 Madison Ave. and 1525 E. Dudley Ave.
(approximate addresses)

Kathleen Blackham
Senior Planning
Dept. of Metropolitan Development
City of Indianapolis

Dear Ms. Blackham

Please be aware that the Thompson Edgewood Residential Association (TERA) Board of Directors supports recommendations by Department of Metropolitan Development staff to deny the following requests made by Jade Investments of Indy Inc.:

Rezoning of 1.21 acres from the D-1 (TOD) district to the C-3 (TOD) district;
5736 Madison Ave. (approximate address)

This property is located adjacent to several single-family homes. TERA board members believe the proposed commercial property would significantly impact surrounding property values. Also, the proposed rezoning is not supported by the Comprehensive Plan of the City of Indianapolis.

Modification of Commitments Numbers #2 and #5 related to 2015-70N-007;
5601 and 5621 Madison Avenue and 1525 E. Dudley Ave. (approximate addresses)

Although this property is located adjacent to, but not located within the physical boundaries of our association, TERA board members oppose this petition as the property owners have yet to comply with the existing commitments of landscaping and mobile home removal that were previously agreed upon for this property in 2015. This property is not well maintained and most certainly detracts from the integrity of the surrounding neighborhoods.

Thank you for your consideration of our neighborhood concerns.



Mark E. Basch
Acting President
Thompson Edgewood Residential Association (TERA)

Greg Kitzmiller
c/o 5650 Madison Avenue
Indianapolis, IN 46227

January 9, 2025

Board of Zoning Appeal
Marion County Dept. of Metropolitan Development
200 E. Washington Street, 2042
Indianapolis, IN 46204

To the Board of Zoning Appeal:

I own the property at 5650 Madison Avenue where my daughter's family lives. This case is about properties at 5601 and 5621 Madison Avenue and 1525 E. Dudley Ave., known as Case 2025-MOD-024. I have been associated with this area since birth with multiple generations living in this area.

I oppose this petition on the basis that it detracts from our neighborhood and property values, it does not fit with the City Comprehensive Plan, and petitioners have not properly maintained the property or kept their commitments of improvement. In fact, we strongly urge the city to further enforce the letter sent the petitioners in 2015 rather than approve any further modifications. This property, across Madison from ours, is an eyesore!

This property does not uplift and support the neighborhood and in current state detracts from the neighborhood. This area, previously known as Edgewood, has strong residential roots with supporting local businesses that go back over a century and still exist. The entire area from Dudley Street to Southport on our West side of Madison Avenue is all residential with only a cluster of businesses at intersections. This area of Edgewood (represented by the Thompson-Edgewood Neighborhood Association) is comprised of homes, churches, schools, and parks.

The statements submitted by the petitioner is NOT supported by the Comprehensive Plan (CP) for Indianapolis and Marion County. While we let Development staff speak to this issue, we need continuance of a strong neighborhood per the CP.

The petitioners have submitted no true plan, no drawings, but worse refer in the petition to commitments of landscaping and the removal of a mobile structure which they committed to more than ten years ago and have made no attempt to pursue. In the face of threat of fines by the city, they have done nothing with the property. This is not a new petitioner filing plans to be a good neighbor. This is a group making more promises with no evidence of even ability to fulfill them.

Our Edgewood community has experienced increased crime with loitering, gas station robberies, and more. Those on this car lot have stated to our family that their cars currently get broken into. A strong sense of neighborhood means people watch out for each other as we have seen for over 50 years! We know many of our neighbors and know them to be good neighbors. These petitioners have not benefited the area. Please vote to DENY this petition.

Sincerely,



Greg Kitzmiller

CC: Kathleen Blackham, Senior Planner, City of Indianapolis