

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA**

HEARING EXAMINER – HEARING RESULTS

June 25, 2026

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **June 25, 2026**, at 1:00 PM in the Public Assembly Room on the 2nd Floor of the City-County Building, 200 E. Washington St., Indianapolis, IN, on the following petitions:*

SPECIAL REQUEST (Walk-on):

Granted special request for a waiver to allow a reduced percentage of required approvals by the homeowners (from 100% to 51%) to allow the filing of a modification of Commitment 10 for previously approved Petition No. 2002-ZON-838.

EXPEDITED PETITIONS:

2026-APP-011 / 2026-VAR-008 | 5001 East Raymond Street | Recommended Approval of 2026-APP-011 and placed it on the MDC July 15, 2026 agenda. Approved 2026-VAR-008 and adopted the Findings of Fact.

Center Township, Council District #19

SU-9 (FW) (FF)

City of Indianapolis, by Kevin Montgomery

Special Use District Nine Approval to provide for a six-foot-tall fence within the front yard of Emerson Avenue, per plans file

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for the placement of chain-link fence both within a front-yard area and within side yards without vinyl coating (not permitted).

2026-ZON-016 / 2026-VAR-005 (Amended) | 3030 Southeastern Avenue | Recommended Approval of 2026-ZON-016 and placed it on the MDC July 15, 2026 agenda. Approved 2026-VAR-005 (Amended) and adopted the Findings of Fact.

Center Township, Council District #18

JO & CE Real Estate LLC, by Dylan Seesman

Rezoning of 0.34-acre from D-5 (FF) district to MU-2 (FF) district for an existing building to be renovated for commercial retail uses and up to six dwelling units on the second floor.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot front transitional yard from English Avenue (12-foot front transitional yard required), a zero-foot west transitional side yard (15-foot side transitional yard required), with 15 on-site parking spaces (19 on-site spaces required).

2026-ZON-027 | 1611 East 18th Street | Recommended Approval and placed the Petition on the July 15, 2026 MDC agenda. KB

Center Township, Council District #8

Diamonds Xellent Investments LLC (Diego Gomez), by Jorge Oscar Gonzales Vasquez

Rezoning of 0.12-acre from the C-3 district to the D-8 district to provide for residential development.

2026-ZON-029 / 2026-VAR-007 | 1003 West 30th Street | Recommended Approval of 2026-ZON-029 and placed it on the MDC July 15, 2026 agenda. Approved 2026-VAR-007 and adopted the Findings of Fact. MW

Center Township, Council District #12

Skyline General Contracting Corp, by Jorge Gonzales

Rezoning of 0.09-acre from the C-3 district to the D-5 district to provide for residential use.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a residence with a front building line of 25 feet (range of 10 to 19.9 feet required), a side setback of 3 feet (5 feet required), and a corner side setback of 5 feet (8 feet required).

2026-ZON-030 (Amended) | 3505 South Harding Street | Recommended Approval of 2026-ZON-029 and placed it on the MDC July 15, 2026 agenda. Approved 2026-VAR-007 and adopted the Findings of Fact.

Perry Township, Council District #22

Jose de Jesus Padilla Zavala, by Jorge Oscar Gonzales

Rezoning of 0.24-acre from the D-4 (FF) district to the C-1 (FF) district to provide for a multi-tenant building.

2026-ZON-038 | 1830 Shelby Street | Recommended Approval of 2026-ZON-038 and placed it on the MDC July 15, 2026 agenda. JL

Center Township, Council District #18

Abiodun Babalola (Truworth Realty LLC), by Leyla Paz

Rezoning of 0.15 acres from the MU-1 (TOD) district to the D-5 district to provide for the construction of a duplex.

2026-ZON-046 | 3216 East 25th Street | Recommended Approval of 2026-ZON-046 and placed it on the MDC July 15, 2026 agenda. JL

Center Township, Council District #8

Felipe M. Mata, by RG Development, LLC (Josh Smith)

Rezoning of 0.379-acre from the C-3 district to the D-5 district to allow for residential uses.

2026-CZN-813 (Amended) / 2026-CVR-813 | 1127 South East Street | Recommended Approval of 2026-CZN-813 (Amended) and placed it on the MDC July 15, 2026 agenda. Approved 2026-CVR-813 and adopted the Findings of Fact.

Center Township, Council District #18

Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-8 district to provide for a multi-unit dwelling, consisting of two units.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-unit dwelling, consisting of two units, with encroachment within the clear-sight triangle of Morris Street and East Street (not permitted) and no maximum front setback (19.9 feet maximum permitted).

2026-CAP-824 / 2026-CVR-824 | 4107 East Washington Street (NEW) | Approved a one-day waiver of written notice for the Petitions. After expediting the Petitions, Recommended approval of 2026-CAP-824 and placed it on the July 15, 2026 MDC agenda. Approved 2026-CVR-824 and adopted the Findings of Fact. KB

Center Township, Council District #13

SU-7 (TOD)

Shepherd Community, Inc., by Mindy Westrick Brown

Modification of Commitments related to 2005-ZON-123, to provide for modifying Commitment 4 of Attachment 'C', to permit construction of a community center expansion, with the site plan filed with this petition (development of the site required to be generally compliant with the site plan, file-dated August 9, 2005), and to provide for terminating Commitment 10 of Attachment 'C' requiring existing freestanding sign and sign pole removal within 60 days of the issuance of an Improvement Location Permit.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed community center expansion without meeting the Mixed-Use and Commercial Design Standards, including private frontage type design standards, frontage design standards, building placement and form standards, building scale and design standards, and block and lot open space standards.

CONTINUED PETITIONS:

2026-ZON-018 / 2026-VAR-004 | 5510 Millersville Road | Approved City-County Councilor request for continuance for cause to August 26, 2026 RU

Washington Township, Council District #3

R. Michael Thomas, by Ted Nolting

Rezoning of 2.75 acres from the D-3 and C-4 districts to the C-3 district to provide for a veterinary hospital.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an outdoor animal run/exercise area located 88 feet from a protected district (100-foot separation required).

2026-CZN-816 / 2026-CVR-816 | 4511 Allisonville Road | Approved Petitioner request for continuance to July 9, 2026 KB

Washington Township, Council District #8

Broad Ripple Construction, LLC, by Joseph D. Calderon

Rezoning of 0.21-acre from MU-1 (FF) (W-1) district to C-S (FF) (W-1) district to provide for a contractor's office, offices, light manufacturing, artisan manufacturing, research and development, consumer services and repair of consumer goods, vocational, technical, or industrial school, medical or dental offices, hair and body salon, financial and insurance offices, and a day care.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a reduction of the transparency requirement of the front façade between three feet and eight feet of the wall surface, within 50 feet of a primary entrance (minimum 40% transparency required), and to provide for a six-foot-tall fence within the front yard (maximum height of 3.5 feet permitted).

2026-CZN-820 / 2026-CVR-820 | 4710, 4716, 4724, 4738, 4742 and 4910 Bluff Road |

Acknowledged the withdrawal of both Petitions. KB

Perry Township, Council District #22

Alt Construction, LLC, by Brian J. Tuohy

Rezoning of 27.26 acres from the D-A (FF) district to the I-2 (FF) district to provide for light industrial uses, including warehousing, wholesaling and distribution.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a loading area between the front lot line along Bluff Road and the front line of the building (not permitted), and to provide for 39 parking spaces (minimum of 260 spaces required).

NEW PETITIONS:

2026-MOD-004 | 8133 East 96th Street | Continued to August 13, 2026, with Notice for the five properties which did not receive written Notice

Lawrence Township, Council District #4

C-4

French Associates LLC, by Ashley Wallis

Modification of Commitments related to 95-Z-55 (#1995-0116318), to modify Commitment #2, to permit development that is consistent and generally in conformance with the submitted site plan, file-dated August 2, 2025 (current commitment limits development to site plan file dated August 22, 1995).

2026-ZON-043 | 7030 East 33rd Street | Acknowledged the Automatic Continuance to July 23, 2026, filed by Registered Neighborhood Organization. Approved Staff request for a continuance for cause to August 13, 2026.

Center Township, Council District #9

Damion Wiggins

Rezoning of 1.19 acres from the MU-1 district to the C-5 district for a used automobile sales business.

2026-ZON-045 | 2003 North College Avenue | Acknowledged the Automatic Continuance to July 23, 2026, filed by Registered Neighborhood Organization. Approved Staff request for a continuance for cause to August 13, 2026. RU

Center Township, Council District #13

Maigida Investment LLC, by David Gilman

Rezoning of 0.11-acre from the D-8 district to the MU-2 district to provide for a small mixed-use development.

2026-CZN-827 / 2026-CPL-827 | 2015 Wagner Lane and 3669 Van Buren Street Center (NEW) | Approved Remonstrator request for continuance for cause to August 27, 2026. JL

Township, Council District #19

Habitat for Humanity for Greater Indianapolis, Inc., by Leslie Steinert **Keith ???**

Rezoning of 2.27 acres from D-6II district to D-5 district for residential development.

Approval of a Subdivision Plat to be known as Wagner Lane Estates, Section 2, subdividing 2.27 acres into nine lots.

2026-CZN-828 / 2026-CVR-828 | 1170 Kentucky Avenue | Approved Petitioner request for continuance for cause to August 13, 2026. Pet KB

Center Township, Council District #18

KM23 Property, LLC, by Justin Kingen

Rezoning of 1.569 acres, from the C-1 (FF) district to the C-4 district to provide for commercial uses.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial and building contractor.

2026-CZN-829 / 2026-CVR-829 | 5430 West 86th Street | Acknowledged the Automatic Continuance to July 23, 2026, filed by Registered Neighborhood Organization. Approved Staff request for a continuance for cause to August 13, 2026. KB

Pike Township, Council District #1

RaceTrac Petroleum, Inc., by Jasvir Singh

Rezoning of 3.05 acres from the C-4 district to the C-7 district to provide for high-intensity commercial uses.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for commercial truck parking.

2026-CZN-831 / 2026-CVR-831 | 1144 South Belmont Avenue | Approved Staff and Petitioner request for continuance for cause to August 13, 2026 KB

Center Township, Council District #18

Alex Kercheval, by Ryan M. Spahr

Rezoning of 0.25-acre from the D-5 district to the C-3 district to provide for commercial uses.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a recording studio (not permitted), without required transitional side and rear yard setbacks (minimum 10-foot side and rear transitional yard setbacks required).

*Visit <https://indianapolis-in.municodemeetings.com/DMDmeetings> for a complete list of petitions, staff reports, and hearing results. The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination before the hearing by emailing planneroncall@indy.gov. Written comments to a proposal are encouraged to be filed via email to planneroncall@indy.gov before the hearing, and such comments will be considered. At the hearing, all interested persons will be given an opportunity to be heard regarding 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 before the meeting. - Department of Metropolitan Development - Current Planning Division.