

Blackham, Kathleen

From: Antonia Zunarelli <antonia.zunarelli@gmail.com>
Sent: Saturday, August 8, 2026 8:06 AM
To: Blackham, Kathleen
Cc: Antonia Zunarelli
Subject: Re: 931 S East Street - Questions
Attachments: Written Commitments 2026ZON066.docx

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Date: August 8, 2026

To: Kathleen Blackham
Current Planning/DMD of Indianapolis
Re: Case Number 2026-ZON-066

Dear Staff Planner,

I am writing to you as the property owner of 909 S. East Street, which sits directly adjacent to the proposed multifamily rezoning petition at 931 South East Street.

Because my single-family home is a "Protected District" under Chapter 744 of the Indianapolis-Marion County Consolidated Zoning Ordinance, I am deeply concerned about the spatial impacts of this proposed development on my property line-specifically regarding transitional yards, greenery, dumpster placement, and light glare.

I have attached a formal objection letter outlining my concerns and my specific requests for binding Written Commitments to protect our shared boundary line. Could you please ensure that this letter is officially entered into the public record and distributed to the Hearing Examiner and members of the Metropolitan Development Commission prior to the upcoming public hearing?

Thank you for your time, assistance, and dedication to protecting Marion County's residential neighborhoods.

Sincerely,

Antonia Zunarelli

Date: August 8, 2026

To: Kathleen Blackham
Metropolitan Development Commission / Hearing Examiner
Department of Metropolitan Development, City of Indianapolis
200 East Washington Street, Suite 1842
Indianapolis, IN 46204

Regarding: Formal Remonstrance and Objection to Rezoning Petition for 931 S. East Street Case Number 2026-ZON-066

Subject Property: 931 S. East Street, Indianapolis, IN 46205 (Current Zoning: C5)
My Property (Objecting): 909 S. East Street, Indianapolis, IN 46205 (Zoning: D-8 Single-Family) [1]

To the Hearing Examiner and Members of the Commission,

I am writing as the deeded property owner of **909 S. East Street**, which sits directly adjacent to the petitioner's site at 931 S. East Street. I am writing to formally object to the proposed rezoning request unless strict, binding **Written Commitments** are placed upon the development to safeguard my single-family home from the intense spatial impacts of a multifamily dwelling and its associated surface parking lot.

Under Chapter 744 of the Indianapolis-Marion County Consolidated Zoning Ordinance, my single-family residence is classified as a Protected District. As the adjacent property owner, I demand full compliance with—and explicitly object to any potential variances minimizing—the following mandatory development standards:

1. **Mandatory Transitional and Parking Setbacks:** The developer must maintain the full required parking and building setback gap along our shared northern/southern property boundary line. Asphalt, drive lanes, and physical structures must not encroach into this buffer.
2. **Perimeter Landscape Buffering:** To mitigate the severe glare of headlights, vehicular exhaust, and direct noise from a dense multifamily development, a robust landscape buffer is non-negotiable. I demand the strict fulfillment of the city's requirement of a minimum of **one tree per 30 linear feet** along our shared boundary, supplemented by a continuous layer of dense, evergreen screening shrubs.
3. **Opaque Structural Screening:** In tandem with the required greenery, the developer must erect and maintain a high-quality, fully opaque 6-to-8-foot wood privacy fence or decorative masonry wall along the shared property line to establish a definitive visual and physical separation.

4. **Strict Trash Container and Dumpster Enclosure Setbacks:** Under Chapter 744, outdoor waste containers must be fully screened. I demand that any commercial dumpsters, recycling bins, or trash enclosures be placed at the maximum possible distance from my property line. They must be fully enclosed by a solid masonry wall with opaque gates, and positioned so that trash collection trucks do not disrupt my residential property or create odor and noise issues directly outside my home.
 5. **Light Pollution and Cut-Off Fixtures:** To protect my home from intense night lighting, all parking lot and building security lights must utilize full-cutoff, down-shielded fixtures. No light spillover may exceed 0.0 foot-candles at my property line, strictly adhering to the city's glare and lighting standards to prevent light from shining directly into my windows.
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The corridor along South East Street features historically narrow urban lots. I am deeply concerned that the developer will request a **Variance of Development Standards** to decrease these transition yards or eliminate the required greenery to maximize their building footprint or unit count. Any reduction in these green requirements will directly and negatively impact my property value, quiet enjoyment, and privacy.

I request that the Department of Metropolitan Development require the petitioner to enter into formal, binding Written Commitments detailing the exact dimensions, fence materials, and specific tree counts of their landscape plan before this rezoning is permitted to move forward. Thank you for your time and consideration of the neighborhood's existing residents.

Sincerely,

Antonia Zunarelli

Antonia Zunarelli
Owner of 909 S. East Street
Indianapolis, IN 46225
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Antonia.zunarelli@gmail.com
