



# Metropolitan Development Commission Hearing Examiner (March 23, 2023) Meeting Agenda

## Meeting Details

Notice is hereby given that the Hearing Examiner of the Metropolitan Development Commission will hold public hearings on:

**Date:** Thursday, March 23, 2023

**Time:** 1:00 PM

**Location:** Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street, Indianapolis, IN

## Business:

### Special Requests

## Petitions for Public Hearing

### PETITIONS REQUESTING TO BE CONTINUED:

**1. 2022-ZON-102 | 3425 Carson Avenue**

Perry Township, Council District #21  
Maninder Singh and Jasbir Singh

Rezoning of 0.52 acre from the D-4 district to the C-1 district to provide for commercial uses.

\*\*Continuance request to April 13, 2023 with notice, due to amendment

**2. 2023-APP-002 | 8501 Harcourt Road**

Washington Township, Council District #1, Zoned HD-1  
8501 Harcourt ICJV, LLC, by Amber Swanner

Hospital District One Approval to provide for one wall sign.

\*Automatic continuance from a Registered Neighborhood Organization to April 27, 2023

**3. 2023-ZON-004 | 5680 Eden Village Drive**

Pike Township, Council District #8  
Olanrewaju Ahmeed Azeez

Rezoning of 1.55 acres from the C-S district to the D-6 district to allow for a single-family attached residential development.

\*\*Staff requesting a continuance to April 27, 2023

**4. 2023-ZON-012 | 813 South Kenwood Street**

Center Township, Council District #16  
Aaron Jefferson, by Brent Bennett

Rezoning of 0.07 acre from the C-5 (RC) district to the D-8 (RC) district to provide for residential uses.

\*\*Petitioner is requesting a continuance to April 27, 2023, due to lack of notice

**5. 2023-ZON-013 | 2457 & 2461 Shelby Street**

Center Township, Council District #21  
Inpraedium Quarters, LLC, by David Kingen

Rezoning of 0.21 acre from the C-1 (TOD) district to the D-8 (TOD) district to legally establish multi-family dwelling uses.

\*\*Petitioner is requesting a continuance to the April 27, 2023 hearing

**6. 2023-CZN-806 / 2023-CPL-806 / 2023-CVC-806 | 818, 822, 826, 830, 834 and 838 Union Street, 831, 835 and 837 Charles Street, and 23, 27 and 31 Sycamore Street**

Center Township, Council District #16  
The Redevelopment Group, by Russell L. Brown

Rezoning of 0.18 acre from the D-8 (RC) district to the CBD-2 (RC) district to provide for residential uses.

Approval of a Subdivision Plat to be known as Meridian Enclave, dividing 0.99 acre into eighteen lots and one common area.

Vacation of the first and second alleys south of Sycamore Street, both being twelve feet in width, from the west right-of-way line of Union Street, west 184.61 feet to the east right-of-way line of Charles Street, with a waiver of the assessment of benefits.

\*Automatic continuance to April 27, 2023 by a nearby property owner

**7. 2023-CZN-809 / 2023-CVR-809 / 2023-CVC-809 | 2357 Dr Martin Luther King Jr Street**

Center Township, Council District #11  
Grundy Memorial Chapel, Inc., by David Kingen

Rezoning of 0.50 acre from the C-1 district, to the D-8 district to provide for a multi-family development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide direct access to a public street (alley access required).

Vacation of the first north-south alley east of Dr Martin Luther King Jr Street, being twelve feet in width, from the south right-of-way line of 34<sup>th</sup> Street, south 134.54 feet to the first east-west alley south of 24<sup>th</sup> Street with waiver of Assessment of Benefits.

\*\*Petitioner requesting continuance to April 13, 2023 with notice. Vacation to be withdrawn.

**PETITIONS TO BE EXPEDITED:**

**8. 2022-CVC-856 | 6102 Carvel Avenue \*\*ASSESSMENT OF BENEFITS HEARING\*\***

Washington Township, Council District #2  
Buckingham Companies, by Mike Timko

Vacation of a fourteen-foot wide portion of Carvel Avenue, along the western edge of said right-of-way, from the northwest corner of the intersection of 61<sup>st</sup> Street and Carvel Avenue, north 280.70 feet.

**9. 2023-ZON-010 | 6118 Smock Street**

Perry Township, Council District #23  
Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Paul J. Carroll

Rezoning of 0.478 acre from the D-A district to the SU-1 district to provide for religious uses.

**10. 2023-ZON-014 | 519 Kentucky Avenue**

Center Township, Council District #16  
John Mahrtdt, by William W. Gooden & Elizabeth Bentz Williams

Rezoning of 0.93 acre from the I-4 (RC) district to the CDB-2 (RC) district to provide for office, retail, restaurant and event space uses.

**11. 2023-CZN-804 / 2023-CVR-804 | 1447 South East Street**

Center Township, Council District #21

Jeremy Klausing, by Mark and Kim Crouch

Rezoning of 0.10 acre from the C-1 district to the C-3 district to provide for artisan food and beverage uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial building with a three-foot north transitional yard (minimum ten feet required) with 32.5 feet of street frontage (50 feet required).

**12. 2023-CVR-808 / 2023-CPL-808 | 10435 East Washington Street (10409 East Washington Parcel Address)**

Warren Township, Council District #19, Zoned C-4 (TOD)

Valvoline LLC, by Joseph D. Calderon

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile service business with a 30-foot front building line or 22% of the building line (60% front building line required).

Approval of Subdivision Plat to be known as Washington Market Commercial Subdivision, dividing 10.90 acres into two lots and one block.

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**13. 2022-ZON-092 / 2022-VAR-010 (Amended) | 3301 North Raceway Road**

Wayne Township, Council District #6

Sammy and Annie Dotlich, by Joseph D. Calderon

Rezoning of 3.75 acres from the D-4 district to the I-1 district to legally establish a commercial/building contractor.

Variance of development standards to provide for outdoor storage in excess of 25% of enclosed buildings and within 500 feet of a protected district (outdoor storage limited to 25% of enclosed buildings, not permitted within 500 feet of a protected district).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**14. 2023-CZN-807 / 2023-CVR-807 | 402 Kentucky Avenue, 700 Gardner Lane and 350 South West Street**

Center Township, Council District #16

402 Kentucky Avenue, LLC, by Joseph D. Calderon

Rezoning of 20.326 acres from the I-4 (RC) and SU-18 (RC) districts to the CBD-2 (RC) district.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for four buildings with encroachments into the Sky Exposure Plane Two of Kentucky Avenue, West Street and Gardner Lane.

**Additional Business:**

**\*\*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 prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto:dmdpubliccomments@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) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.**