



Metropolitan Development Commission Hearing Examiner (December 29, 2022) Meeting Agenda

Meeting Details

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

Date: Thursday, December 29, 2022 **Time:** 1:00 PM

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

Business:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

1. 2022-ZON-119 | 2525 West 44th Street | Washington Township, CD #8

Children's Better Health Institute, a division of the Benjamin Franklin Literary and Medical Society, Inc, by Timothy E. Ochs

Rezoning of 22.79 acres from the SU-7 district to the SU-2 district to provide for educational uses.
2. 2022-ZON-126 (Amended) | 1401 Indiana Avenue, 1401, 1405, 1409 and 1426 Rembrandt Street | Center Township, CD #11

Matchbook Learning Schools of Indiana, Inc., by Joseph D. Calderon

Rezoning of 2.17 acres from the D-5 (RC) (W-1) district to the CBD-2 (RC) (W-1) district.
3. 2022-CZN-848 / 2022-CVC-848 | 419 & 441 East Ohio Street, 424 East Wabash Street and 124 & 132 North East Street | Center Township, CD #17

Moes, LLC / Feroze and Sons, LLC, by David Kingen and Emily Duncan

Rezoning of 0.85 acre from the CBD-2 (RC) and I-3 (RC) Districts to the CBD-2 (RC) district.

Vacation of the first north-south alley west of East Street, being twelve feet in width, from the south right-of-way line of Ohio Street, south 195 feet to the north right-of-way line of Wabash Street, with a waiver of the assessment of benefits.
4. 2022-CZN-867 / 2022-CVC-867 | 5400 and 5430 Greenfield Avenue and 400 Burgess Avenue | Warren Township, CD #12

Baldeep Baidwan by David Kingen and Emily Duncan

Rezoning of 2.71 acres from the D-5 district to the D-7 district to provide for multi-family development.

Vacation of a portion of Greenfield Avenue, ranging from 25 feet wide to 50 feet wide, from the southwest corner of Lot 65 in Witz and Spannuth's Addition, southeast 451.54 feet to the southeast corner of Lot 49 in said subdivision,

Vacation of a portion of Elm Avenue, ranging from 25 feet to 50 feet wide, from the northeast corner of Lot 59 in Witz and Spannuth's Addition, south 528.79 feet to the southeast corner of Lot 61 in said subdivision,

Vacation of the first east-west alley north of Greenfield Avenue, being 15 feet in width, from the southeast corner of Lot 59 in Witz and Spannuth's Addition, west 40.50 feet, to the northwest corner of Lot 61 in said subdivision,

Vacation of the first east-west alley north of Greenfield Avenue, being 15 feet in width, from the southwest corner of Lot 53 in Witz and Spannuth's Addition, east 182.20 feet, to the northeast corner of Lot 49 in said subdivision, all with a waiver of the Assessment of Benefits.

5. 2022-CZN-868 / 2022-CVR-868 | 431 South Shortridge Road | Warren Township, CD #18

Bhullar Deol Properties, Inc, by David Kingen and Emily Duncan

Rezoning of 2.74 acres from the D-A district to the C-7 district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 20-foot south side transitional yard (40 feet required), a zero-foot east yard (10-foot rear yard required), without the required front-yard landscaping (landscaping required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

6. 2022-ZON-131 | 3601 North Kitley Avenue | Warren Township, CD #13

Diego Diaz Huijon

Rezoning of three acres from the D-3 district to the I-3 district to legally establish a fence company with outdoor storage.

7. 2022-ZON-132 | 8205 and 8215 Georgetown Road | Pike Township, CD #1

CUP Properties, LLC, by Andi M. Metzel

Rezoning of 5.4 acres from the D-4 district to the I-2 district.

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. Written objections to a proposal are encouraged to be filed via email at 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.