

NOTICE OF PUBLIC HEARING  
METROPOLITAN DEVELOPMENT COMMISSION  
OF MARION COUNTY  
DIVISION OF PLANNING  
CURRENT PLANNING SECTION

HEARING EXAMINER

**November 17, 2016**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission is scheduled to hold public hearings on Thursday, November 17, 2016, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington Street, Indianapolis, 46204, on the following petitions:

**CONTINUED PETITIONS:**

**2016-CZN-830 / 2016-CVR-830**

511 East Thompson Road (approximate address)  
Perry Township, CD #23

Unity Development at Thompson Road, LLC, Thomas Michael Quinn and Russell L. Brown  
Rezoning of 3.4 acres from the SU-34 district to the C-S classification to provide for a self-storage facility.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a self-storage facility, with transparency of 25% (40% required), with an eight-foot east transitional side setback (minimum 15-foot transitional side setback required), and with five parking spaces (19 parking spaces / one space per 30 units required).

**2016-CZN-832 / 2016-CVR-832 / 2016-CPL-832**

6725 South Franklin Road (approximate address)  
Franklin Township, CD #25

John D. Reeder, by Alex Beatty

Rezoning of one acre from the D-A district to the C-4 classification.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a liquor store 20 feet from a protected district (100-foot separation required).

Approval of a Subdivision Plat, to be known as, Deeburg Subdivision, dividing 20.18 acres into two lots.

**NEW PETITIONS:**

**2016-APP-015**

8615 West 46th Street  
Pike Township, CD #6  
PK-2

Daniel P. Egenolf, by Donn M. Scotten

Park District-Two Approval to provide for a single-family dwelling and attached garage.

**2016-ZON-064**

1005 East 86th Street (approximate address)  
Washington Township, CD #2  
Hang Thi cam le and Thien Q. Pham, by Jessica L. Findley  
Rezoning of 0.443 acres from the D-3 district to the C-1 classification.

**2016-ZON-065**

2930 Lafayette Road (approximate address)  
Wayne Township, CD #11  
AMERCO Real Estate Company, by Holly Reading and Anthony Jones  
Rezoning of 3.562 acres from the C-4 district to the C-S classification to provide for a self-storage facility.

**2016-ZON-066**

7695 East 21st Street (approximate address)  
Warren Township, CD #19  
Exterior Building Products, Inc., by Joseph D. Calderon  
Rezoning of 2.81 acres from the D-A district to the I-1 classification.

**2016-CZN-829 / 2016-CPL-829 (Amended)**

7900 East Edgewood Avenue (Approximate Address)  
Franklin Township, Council District #25  
Thessalonica, Inc., by David A. Retherford  
Rezoning of 12.6 acres from the D-A district to the D-5II classification.

Approval of Subdivision Plat, to be known as Lyster Lane, dividing 12.6 acres into 51 lots, with a waiver of the requirement for a multi-use trail, to permit a firepit/gathering space to qualify as a picnic barbeque area and to permit only one additional open space component instead of two for a 51 lots.

**2016-CZN-834 / 2016-CVR-834**

6320 Ferguson Street  
Washington Township, CD #2  
Ripple Village Office Park, LLC, by Brian J. Tuohy  
Rezoning of 0.35 acre from the MU-1 (FF) district to the MU-2 (FF) classification to provide for a restaurant, with outdoor seating.  
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a restaurant and entry addition, with a zero-foot setback from 63rd Place (five-foot setback required), with outdoor seating, with 16 parking spaces (37 parking spaces required), with a parking lot, with a zero-foot front setback from 63rd Place (five-foot front setback required), with parking in front of the building (not permitted), and with bicycle parking within the right-of-way of 63rd Place (not permitted).

Public hearings are accessible to persons with disabilities. For accommodations needed by persons with disabilities planning to attend the hearing, please call (317) 327-5155. Copies of the proposals listed above and all plans and exhibits pertaining thereto are on file and available for examination prior to the hearing in Room 1842 of the City County Building, Indianapolis,

Indiana, between the hours of 8:00 A.M. and 4:30 P.M. Monday through Friday. Written objection to a proposal may be filed with the Secretary of the Metropolitan Development Commission before the hearing at the above address 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.

Division of Planning  
Current Planning Section  
Department of Metropolitan Development