



**METROPOLITAN DEVELOPMENT COMMISSION  
METROPOLITAN BOARD OF ZONING APPEALS  
HEARING OFFICER  
OF MARION COUNTY, INDIANA**

Docket No: \_\_\_\_\_  
*DMD use only*

◆ **PETITION** ◆

**Address of Subject Property:** 3207 N. Central Ave.

**Petitioner(s) Name:** Mapleton-Fall Creek Dev. Corp. Phone: 317.923.5514  
**Address of Petitioner:** 130 East 30th Street FAX: 317.923.2139  
Indianapolis, IN Zip \_\_\_\_\_  
 Email: leigh@mfcdc.org Code: 46205

**Owner(s) Name:** Jasvir Singh/Jaapreet Investments Phone: 812.344.4870  
**Address of Owner:** 6640 Silverthorne Way FAX: \_\_\_\_\_  
Indianapolis, IN 46259-1158 Zip \_\_\_\_\_  
 Email: jacksingh6640@yahoo.com Code: 46259

**Request is for (check all that apply):**

- Variance of Use
- Regional Center Approval
- Modification of Site Plan
- Approval of Use in Special District
- Modification of Development Statement
- Special Exception for: \_\_\_\_\_
- Rezoning of the Primary Classification to: \_\_\_\_\_
- Rezoning of the Secondary Classification to: \_\_\_\_\_
- Variance of Development Standards
- Appeal of Administrator's Decision
- Modification of Commitments or Conditions
- Approval of Development Plan in Special District

**Legal Description (check one):**  
 Complete Metes & Bounds legal description attached.  
 Platted site within a recorded subdivision, copy of plat map attached.  
 Subdivision Name: \_\_\_\_\_  
 Lot Number(s): \_\_\_\_\_ Section Number(s): \_\_\_\_\_  
 Recorded in Plat Book number: \_\_\_\_\_ page(s): \_\_\_\_\_  
 or recorded as Instrument Number: \_\_\_\_\_ in the Marion County Recorder's Office.

Does the petitioner own one hundred percent (100%) of the area involved in the petition (yes or no)? No

**Tax Parcel Numbers:** 1016019

**Acres:** 0.01 **Township(s):** Center NE

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Is this property the subject of any **code enforcement** action (yes or no)? No

Was this property the subject of any **previous petition** (yes or no)? Yes

If yes, list the previous petitions' docket number(s): Variance case number 2014-DV1-033

Current **Primary Zoning** Classification: C-4 Current **Secondary Zoning** Classification: \_\_\_\_\_

Current **Comprehensive Plan** recommendation: \_\_\_\_\_

**Existing Use** of the Subject Property: Vacant Land

**Existing Improvements** on the Subject Property: None

Provide a **detailed description** of the proposal. Attached additional pages or documentation if necessary.

SEE ATTACHED PAGE FOR DETAILED DESCRIPTION.

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Specify any **specific ordinance(s)**, standard(s), condition(s), commitment(s), and/or regulation(s) sought to be modified. Attached additional pages or documentation if necessary.

N/A

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**Oath:** The above information, to my knowledge and belief, is true and correct.

Deigh R. Evans, CEO  
Madeton-Fall Creek Dev. Corp  
 Signature(s) of Petitioner(s)

\_\_\_\_\_  
 Signature(s) of Owner(s) (if different than petitioner)

STATE OF INDIANA,  
 COUNTY OF MARION, SS:  
 Subscribed and sworn to before me this  
30<sup>th</sup> day of JANUARY, 20 15

Linda V. Kelso  
 Notary Public  
 Printed Name of Notary Public  
 My Commission expires: 4-24-21  
 My County of residence: MARION

STATE OF INDIANA,  
 COUNTY OF MARION, SS:  
 Subscribed and sworn to before me this  
 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
 Notary Public  
 Printed Name of Notary Public  
 My Commission expires: \_\_\_\_\_  
 My County of residence: \_\_\_\_\_

## 3207 Central (Petition #ILP14-01220)

The Mapleton-Fall Creek community strongly opposes the development of a gas station and convenience store at this location. The owner has ignored numerous attempts by the neighborhood association and Mapleton-Fall Creek Development Corporation to discuss alternative plans. In recent years with the support of the City of Indianapolis, MFCDC has invested more than \$95,000 to remove underground fuel tanks along Central Avenue. Creating another brownfield issue in the Mapleton-Fall Creek neighborhood is not desirable nor consistent with our comprehensive community development plans.

Additionally, the proposed site plan does not provide for separation of carry out food from a protected district and does not provide for adequate maneuvering for fuel delivery trucks which could interfere with traffic at 32<sup>nd</sup> and Central.