



## PLAT COMMITTEE

April 8, 2026

<b>Case Number:</b>	2026-PLT-007
<b>Property Address:</b>	4321 Bertha Street ( <i>approximate address</i> )
<b>Location:</b>	Wayne Township, Council District # 17
<b>Petitioner:</b>	Bekich Investments LLC, by Jack Whitsitt
<b>Zoning:</b>	D-5
<b>Request:</b>	Approval of a Subdivision Plat to be known as Jamie's Bertha Street Addition Replat of Lot 310, dividing 0.233-acre into two lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Residential
<b>Staff Reviewer:</b>	Michael Weigel, Senior Planner

## PETITION HISTORY

**3/11/26:** Due to a lack of quorum, this petition was continued from the March 11<sup>th</sup> hearing date.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated January 30, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.



10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.

**PETITION OVERVIEW**

**SITE PLAN AND DESIGN**

This site is zoned D-5 for residential uses and is a corner lot currently developed with two (2) residential structures and one detached accessory structure. Each of those buildings is on the eastern portion of the lot nearest the alley and the placement of those two (2) primary structures appears to be legally non-conforming. The proposed plat would subdivide the property into two (2) lots: Lot 1 would contain the residence to the north and Lot 2 would contain the residence and garage to the south. Each lot would have a width of around 38 feet and an area of around 0.116 acres. The proposed plat meets the standards of the D-5 zoning classification, and would not create any non-compliant setbacks for existing buildings.

**STREETS**

Lot 1 would front on both Fleming Street to the west and Bertha Street to the north. Lot 2 would exclusively front on Fleming Street. No new streets are proposed as part of this petition.

**SIDEWALKS**

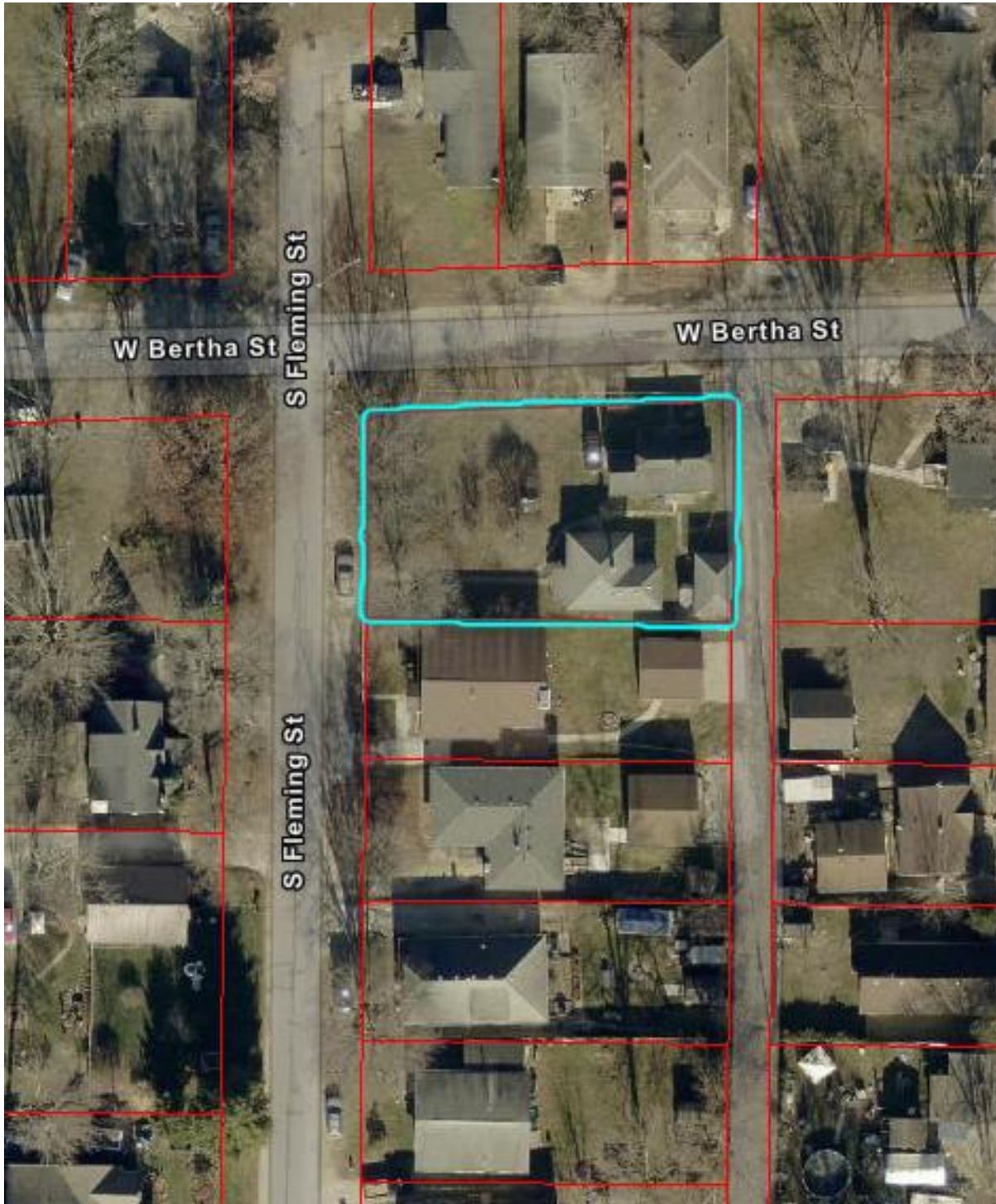
No sidewalks are existing or proposed as a part of this plat. Since adjacent residential properties also do not contain sidewalks, none would be required per 744-303.B of the Ordinance.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-5		
<b>Existing Land Use</b>	Residential		
<b>Comprehensive Plan</b>	3.5 – 5 Residential Units per Acre		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>	
	North:	D-5	Residential
	South:	D-5	Residential
	East:	D-5	Residential
	West:	D-5	Residential
<b>Thoroughfare Plan</b>			
Bertha Street	Local Street	50-foot existing and 48-foot proposed	
Fleming Street	Local Street	50-foot existing and 48-foot proposed	
<b>Petition Submittal Date</b>	January 30, 2026		

**EXHIBITS**

**2026PLT007 ; Aerial Map**





**2026PLT007 ; Photographs**



Photo 1: Subject Site Viewed from West



Photo 2: Subject Site Viewed from Northwest

**2026PLT007 ; Photographs (continued)**



Photo 3: Adjacent Property to South

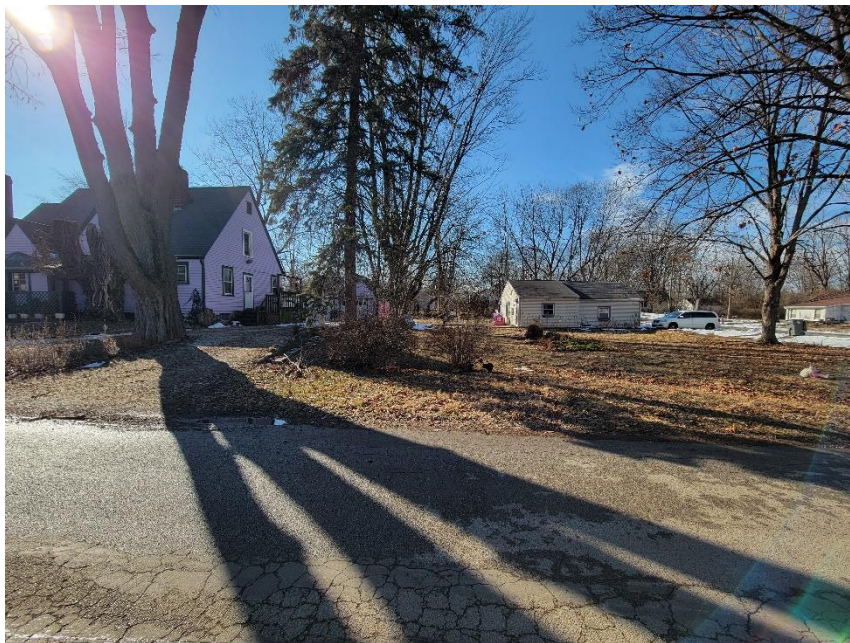


Photo 4: Adjacent Property to South