



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**March 27, 2025**

**Case Number:** 2025-CAP-800 / 2024-CVR-800

**Property Address:** 1525 Shelby Street, 1133 Cottage Avenue, and 1510 Olive Street

**Location:** Center Township, Council District # 18

**Petitioner:** Fraternal Order of Police, Indianapolis Lodge #86, by Will Gooden and Elizabeth Bentz Williams

**Request:** Modification of Commitments related to 2009-ZON-013 to terminate Commitment #2, which required a site plan indicating a ten-foot landscaped transitional yard; terminate Commitment #3, which required an opaque fence abutting the dwelling at 1129 Cottage Avenue; and to modify Commitment #5, to read “owners agree to complete all fence changes within six months of the grant of this petition” (originally stated to require all site improvements to be completed within one year of approval of 2009-ZON-013.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 6.5-foot-tall fence and electronic gate, with a portion of the fence within the clear-sight triangle of Shelby Street and Cottage Avenue (maximum height of 3.5 feet permitted, not permitted within the clear-sight triangle of the abutting streets).

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued these petitions from the February 27, 2025 hearing, to the March 27, 2025 hearing.

The petitioner’s representative has requested a **continuance from the March 27, 2025 hearing, to the April 10, 2025 hearing**. Staff would have no objection to the request.