



**METROPOLITAN DEVELOPMENT COMMISSION**  
**HEARING EXAMINER** **February 27, 2025**

**Case Number:** 2024-CVR-855 / 2024-CPL-855

**Property Address:** 1527 East 12th Street (Approximate Address)

**Location:** Center Township, Council District #13

**Petitioner:** Tyler and Natalie Sadek, by Paul Lambie

**Current Zoning:** D-8 (FF) (FW)

**Request:** Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached single-family dwelling on proposed Lot 3, with a front building line of approximately 210 feet (front building line range between 10 feet of 19.9 feet required).

Approval of a Subdivision Plat to be known as Replat of Lot 29 in Milligan’s Park Lane Addition, subdividing 1.878 acres into three lots.

**Current Land Use:** Undeveloped

**Staff Recommendations:** **TBD**

**Staff Reviewer:** Desire Irakoze, Principal Planner II

**PETITION HISTORY**

This petition was continued from the January 23, 2025 hearing to the February 27, 2025, hearing.

Staff is requesting a **continuance for cause** to continue this matter from the **February 27, 2025**, hearing to the **March 27, 2025**, hearing to allow additional time to review the building plans and if new notice is needed.

**STAFF RECOMMENDATION**

Staff **recommends continuance** of the variance request and the plat request allow the applicant time to revise the site plan.

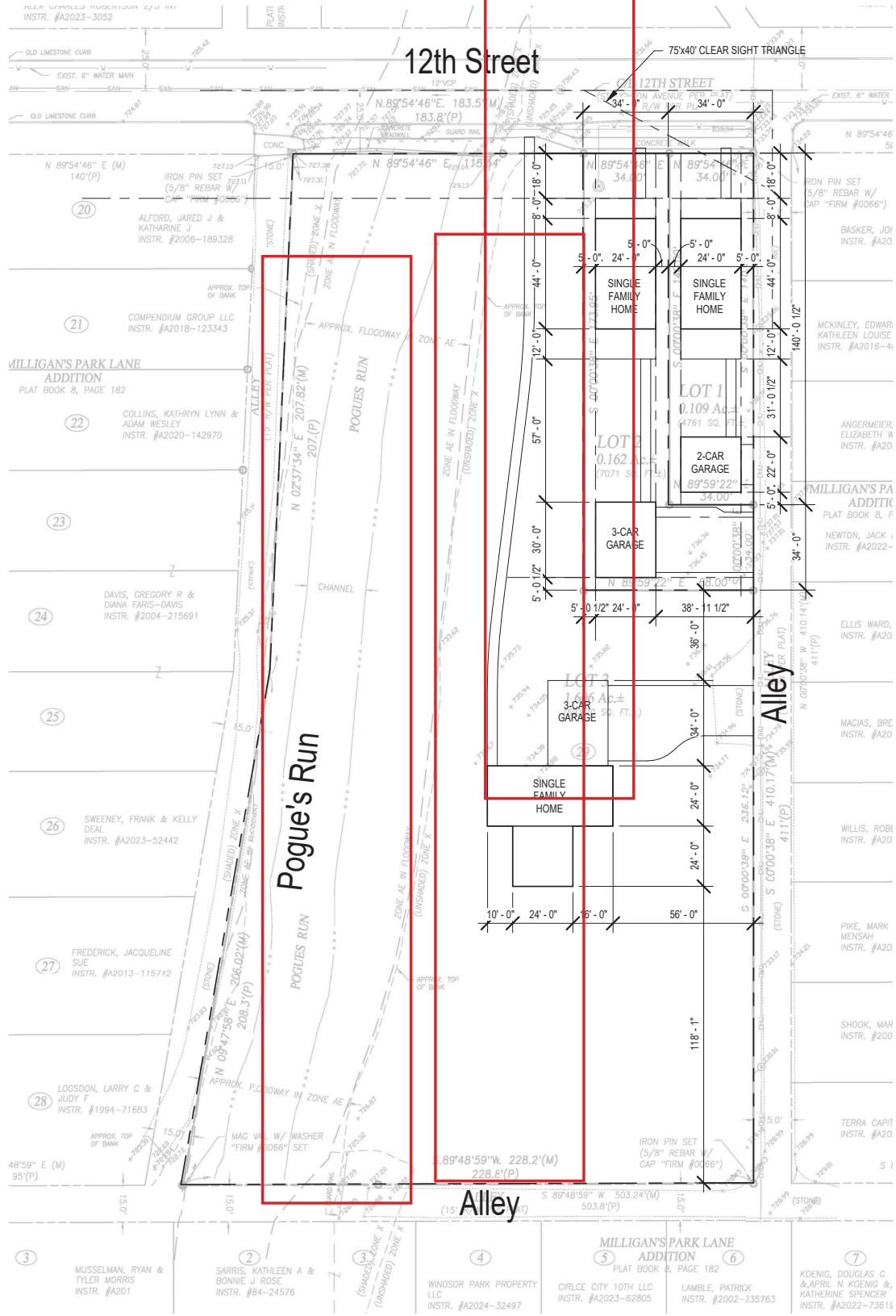
**PETITION OVERVIEW**

**LAND USE**

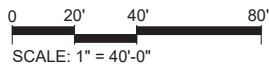
The 19.89-acre subject is currently an undeveloped lot within the Near Eastside neighborhood. The surrounding zoning designations and land uses are as follows:

- North:** Zoned D-8      Residential Use (Single-family Residential)
- South:** Zoned MU-1      Residential Use (Single-family Residential)



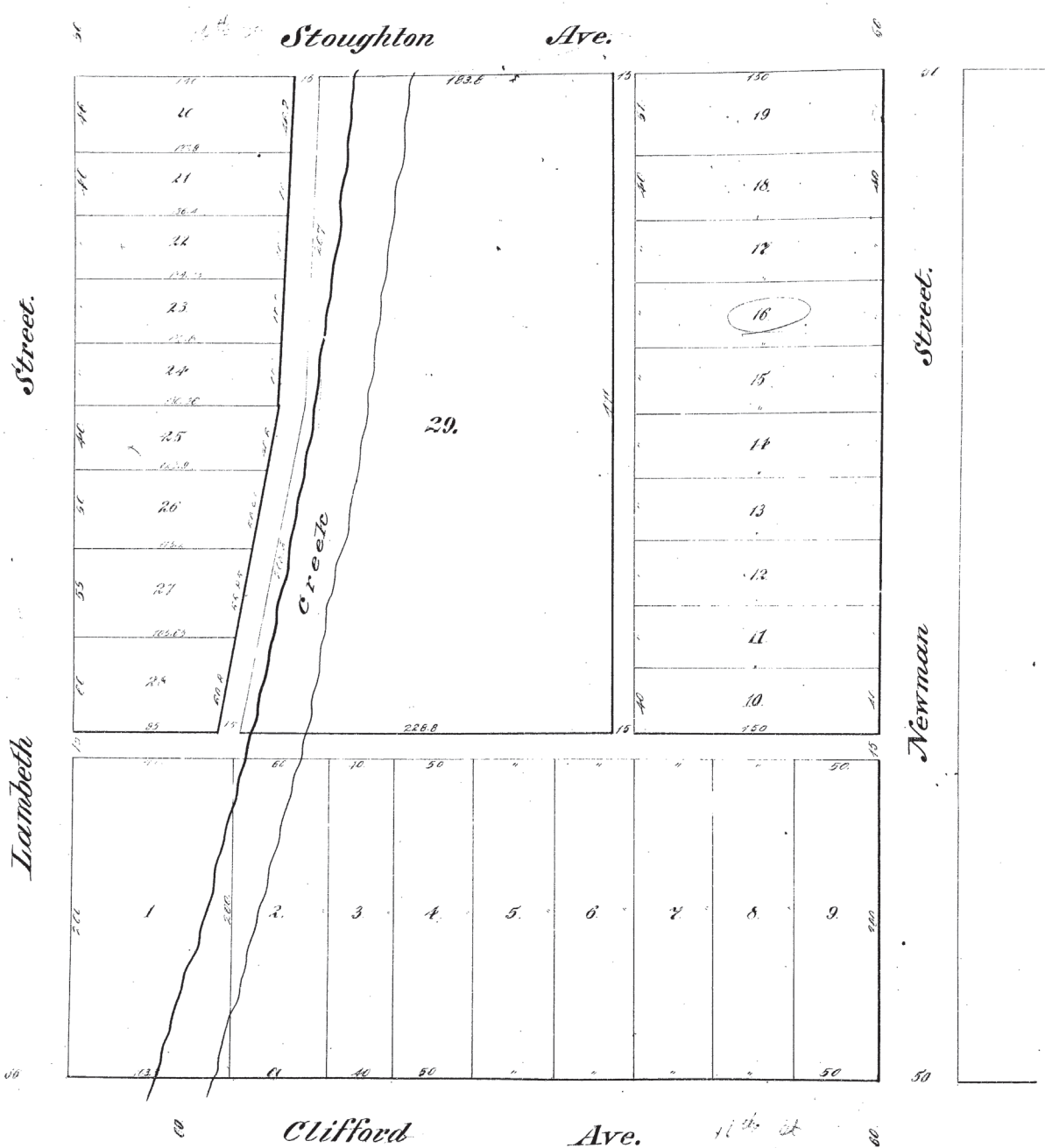


Floor Plan  
**1** Site Plan  
 1" = 40'-0"



182

# Milligan's Park Lane Addition.



WTC  
353287

5405.

Milligan's Park Lane Addition.

B 57 435

Harry J. Milligan Trustee's Subdivision of a part of the south west quarter of Section 31, Township 16. North of Range Four (4) East, Marion County, Indiana, described as follows, to wit:

Beginning at a point 30 feet north of a point 1869, 81 feet east of the south west corner of section 31, aforesaid, thence east along the north line of Clifford Avenue 503.80 feet to Newman Street, thence north along the west line of Newman Street 626 feet to the south line of Stoughton Avenue, thence west along the south line of Stoughton Avenue and parallel with Clifford 503.80 feet to a Street, thence south along the east line of said Street and parallel with the east line of said tract 626 feet to the place of beginning

Into 29 Lots, numbered from 1 to 29 inclusive, the same to be known as "Milligan's Park Lane Addition," being an Addition to the City of Indianapolis, made in pursuance of an Order of the Marion Circuit Court of Indiana, entered 1887.

The measurements are given in feet and the alleys are dedicated to the public.

In Witness Whereof said Harry J. Milligan Trustee under the voluntary assignment of Stoughton A. Fletcher has hereunto set his hand and seal this 27<sup>th</sup> day of April 1887.

Harry J. Milligan Trustee —  
Under the assignment of Stoughton A. Fletcher.

City of Indpls Apl 26/87.

The attached plat was approved by the Common Council and Board of Alderman of the City of Indianapolis, Ind, respectively on April 18 & 25<sup>th</sup> 1887.

Michael J. Shields  
City Clerk.

Examined and approved in open Court this 27<sup>th</sup> day of April A.D. 1887.  
Alexander C. Ayers.  
Judge.

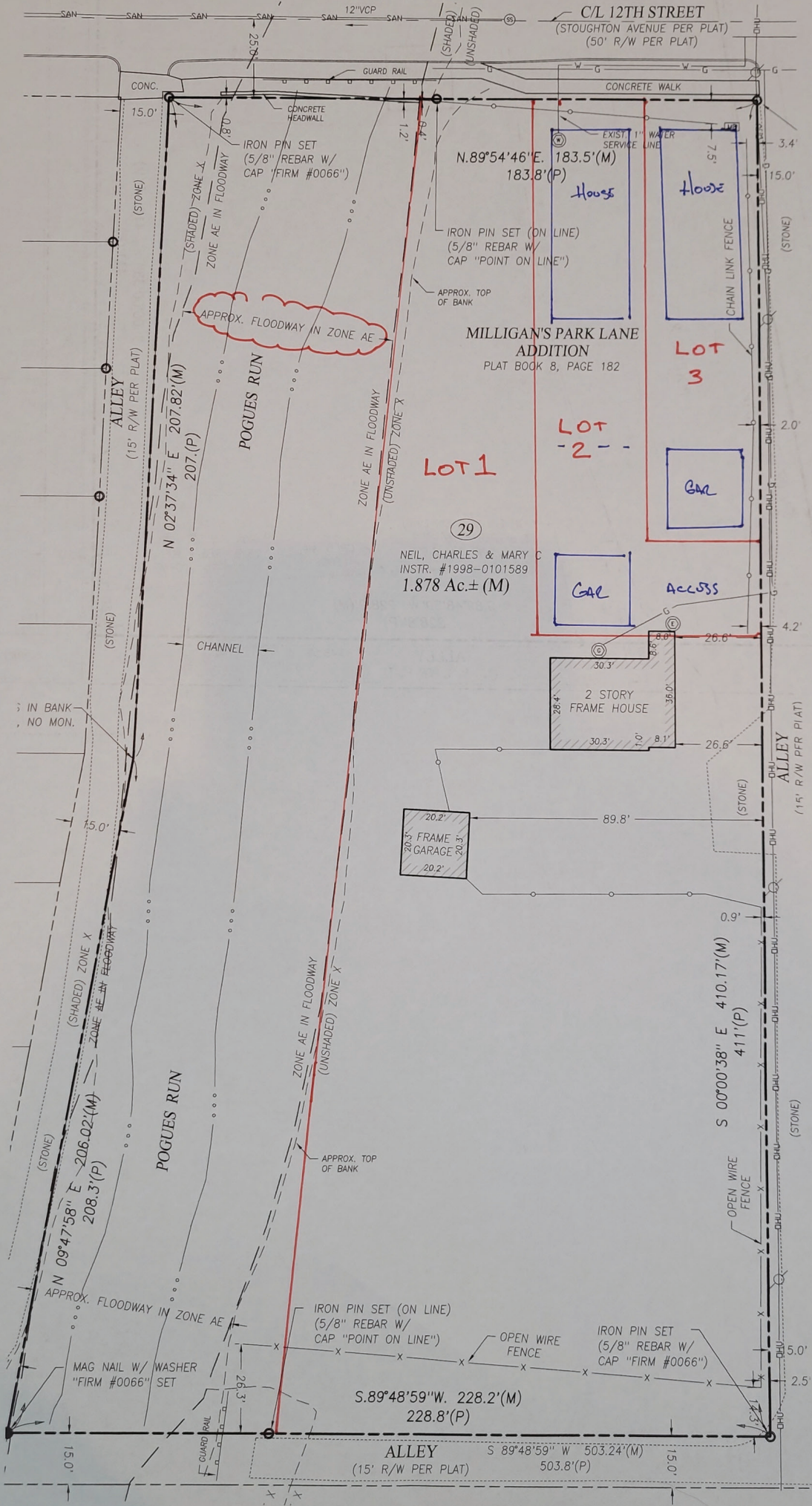
State of Indiana }  
Marion County } ss.

Before me Robert B. Keith a Notary Public in and for said County this 27<sup>th</sup> day of April 1887, personally appeared Harry J. Milligan Trustee under the voluntary assignment of S. A. Fletcher and acknowledged the execution of the annexed Plat.

Witness my hand and Notarial seal this 27<sup>th</sup> day of April 1887.  
Robert B. Keith  
Notary Public

Recorded Apl 29. 1887. at 10<sup>1/4</sup> o'clock A.M.

Thos J. Keay  
Recorder Marion County.



C/L 12TH STREET  
(STOUGHTON AVENUE PER PLAT)  
(50' R/W PER PLAT)

N.89°54'46"E. 183.5'(M)  
183.8'(P)  
House

House

MILLIGAN'S PARK LANE  
ADDITION  
PLAT BOOK 8, PAGE 182

LOT 3

LOT 1

LOT 2

Gar

NEIL, CHARLES & MARY C  
INSTR. #1998-0101589  
1.878 Ac.± (M)

Gar

Access

2 STORY  
FRAME HOUSE

20.2' x 20.3' x 20.2' x 20.3'  
FRAME  
GARAGE

S 00°00'38" E 410.17'(M)  
411'(P)

S.89°48'59"W. 228.2'(M)  
228.8'(P)

ALLEY  
(15' R/W PER PLAT)  
S 89°48'59" W 503.24'(M)  
503.8'(P)

