



Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

July 9, 2026

Case Number: 2026-CPL-822 / 2026-CVR-822 (Amended)
Address: 3731 Wellington Avenue (*Approximate Address*)
Location: Warren Township, Council District #9
Petitioner: Word of God Christian Tabernacle Church, Inc, by Chris Hinkle
Zoning: D-5
Requests: Approval of a Subdivision Plat to be known as Bella Rosa Estates, dividing 2.773 acres into 13 single-family detached lots.
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for four lots with less than 40-foot lot width (minimum 40-foot lot width required).
Waiver Requested: No
Current Land Use: Undeveloped
Staff Recommendations: Approval of the Subdivision Plat.
Approval of the Variance request to provide for nine lots with less than 40-foot lot width.
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was continued for cause from the June 11, 2026, hearing, to the July 9, 2026, hearing, at the request of City Councilors Hart and Graves.

Amended Petition: This petition was amended to reduce the number of originally requested plated lots from 14 lots to 13 lots. The number of lots with reduced lot width was amended from nine lots to four lots as well, with both subject to an updated Plat to be submitted for Administrator's Approval. No new notice would be required as the request would be less intense than the original published notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the Plat to be submitted for Administrator's Approval, which 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 plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
10. 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

LAND USE

The 2.773-acre site is zoned D-5 and is undeveloped. Previously a neighborhood swimming club occupied the site but has since been removed. The proposed Plat would subdivide the property into thirteen (13) lots. Each lot would front on an extension of Wellington Avenue and would range in size from 0.12-acre to 0.305-acre. The proposed plat will meet the standards of the D-5 zoning classification.

The site is adjacent to commercial uses to the north zoned CS, and residential uses to the west, south and east, all zoned D-5.

STREETS

All lots will front on an extension of Wellington Avenue that is to be constructed.

SIDEWALKS

Sidewalks will be provided along the Wellington Avenue extension.

VARIANCE OF DEVELOPMENT STANDARDS

The grant of the variance request would provide four (4) lots with less than 40-foot lot width. Limitations on the placement of lots due to the cul-de-sac configuration, will require that most lots will be pie shaped, which results in a narrow lot width at the front of the lot. The lot width does become zoning compliant deeper into the lot.

The strict application of the terms of the zoning ordinance would constitute a hardship due to the origination of the street placement.

STAFF ANALYSIS

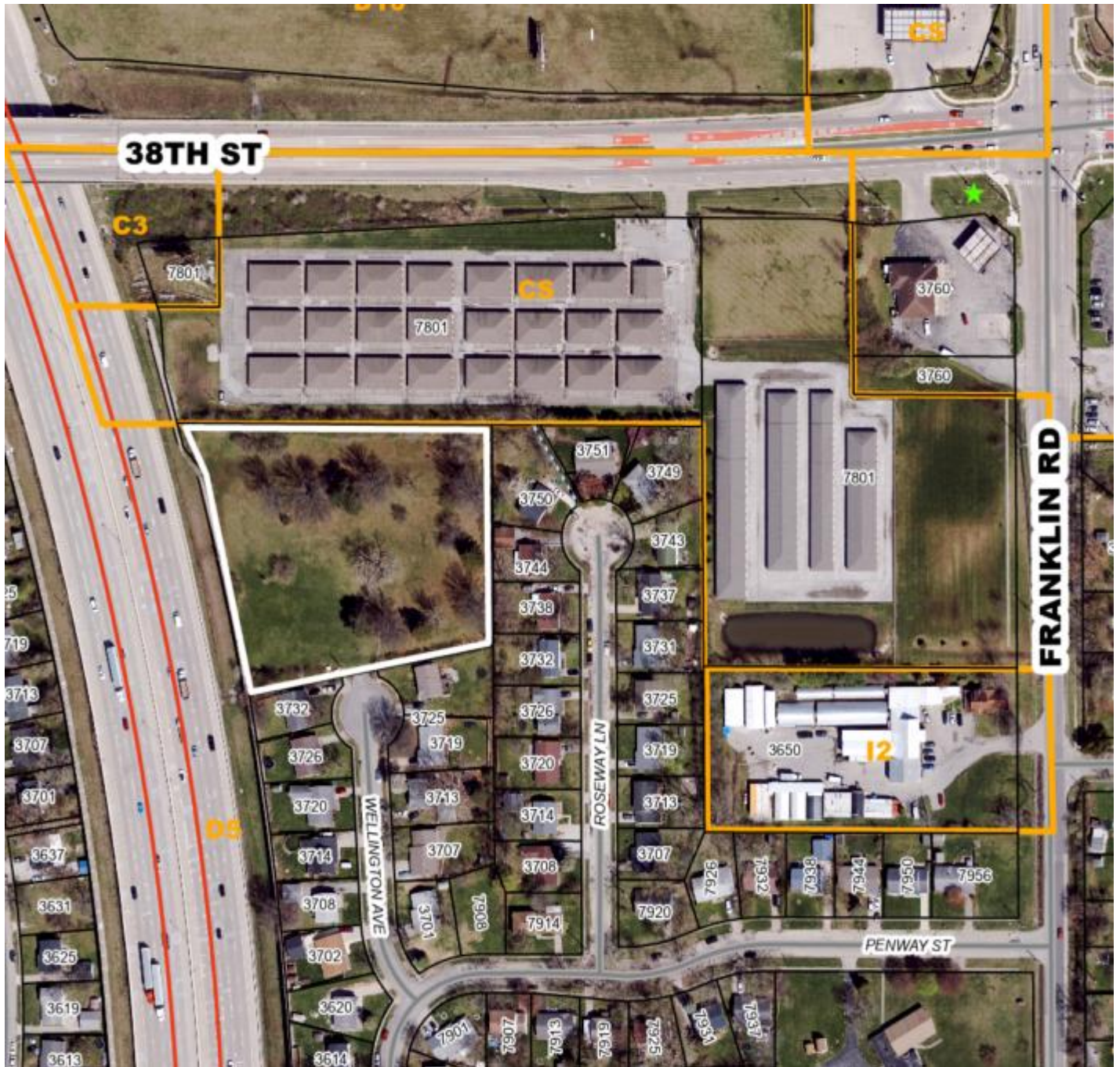
For these reasons, staff is recommending **approval** of the amended Variance request to provide for four lots with less than 40-foot lot width.

GENERAL INFORMATION

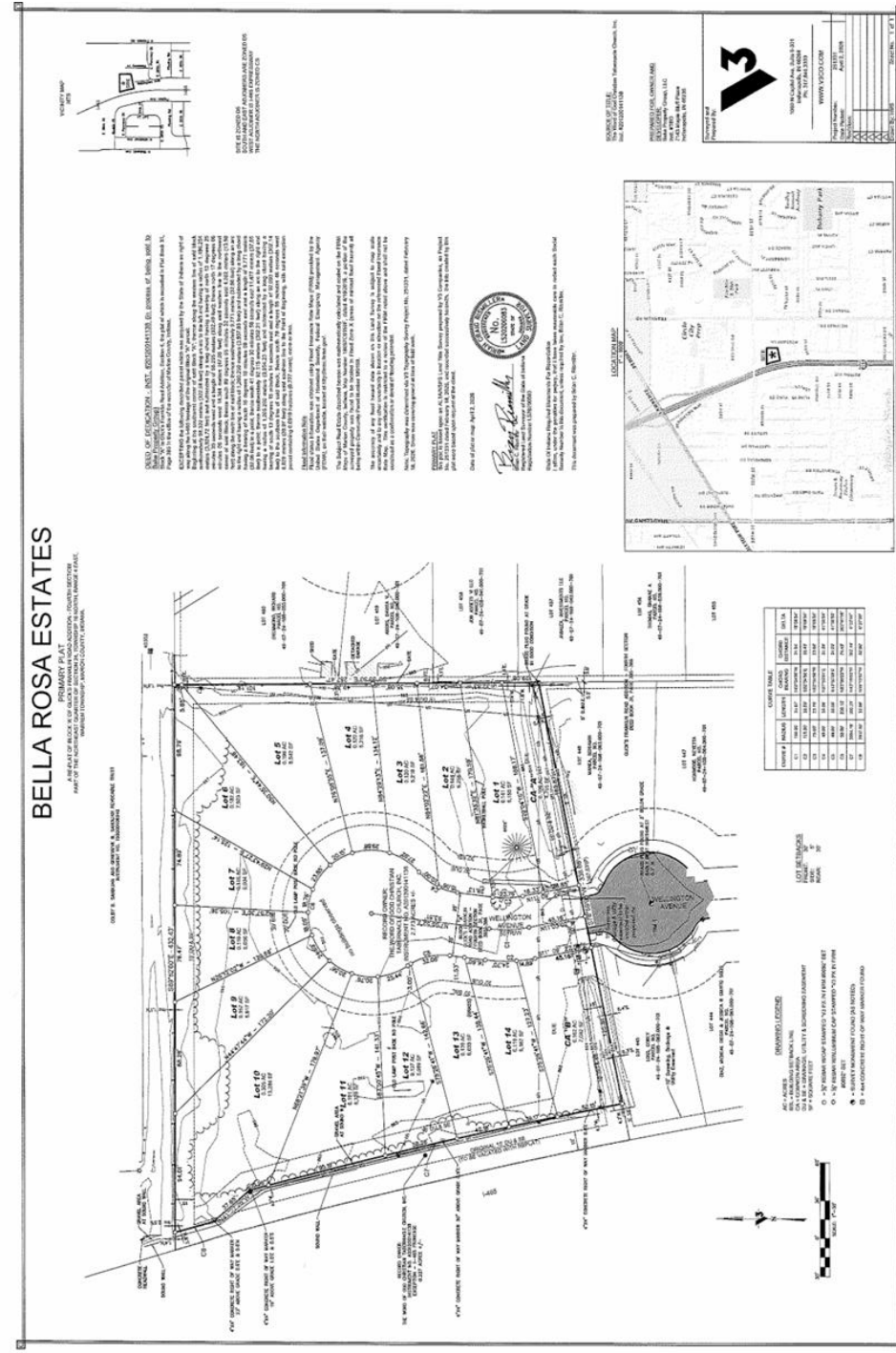
Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Office Commercial Uses	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Commercial
South:	D-5	Single-family residential
East:	D-5	Single-family residential
West:	D-5	Single-family residential
Thoroughfare Plan		
Wellington Avenue	Local Street	49-foot proposed and existing right-of-way.
Petition Submittal Date	April 3, 2026	

EXHIBITS

LOCATION MAP



PLAT SURVEY – Previous version with 14 lots



FINDINGS OF FACT

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division [REDACTED]
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed development of the fourteen single-family lots will not affect the surrounding properties. The homes will be constructed in accordance with the City of Indianapolis standards and will provide fresh life to an aging neighborhood. As the development is at the end of an existing cul-de-sac, the surrounding neighbors will need to go out of their way to view the proposed development.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The property is located at the end of a cul-de-sac within a platted residential development that was constructed in the 1960's. The property has been a vacant lot for the past 35 years and has acted as an eyesore to the surrounding properties. The proposed development will increase the value of the surrounding single-family neighborhood by helping to revitalize the neighborhood and alleviate the vacant lot.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The overall size of the property is not large enough to allow for the strict application of the zoning ordinance. If the lot width requirements were followed, the proposed development of the site would not be financially feasible and therefore the vacant lot would remain.

PHOTOS



Wellington Avenue looking north at subject site



Subject site, looking north.



Subject site, looking northwest.



Subject site, looking northeast.



Adjacent dwellings to the southwest.



Adjacent dwellings to the southeast.