

## PLAT COMMITTEE

September 13, 2023

**Case Number:** 2023-VAC-004  
**Property Address:** 8118 Windcombe Boulevard (*Approximate Address*)  
**Location:** Washington Township, Council District #2  
**Petitioner:** James and Kristen Murney, by Michael E. Brannan  
**Zoning:** D-2  
**Request:** Vacation of a 60-foot platted building line setback recorded as part of Windcombe, Second Section Subdivision in Plat Book 28, Page 228, with a waiver of the assessment of benefits.  
**Waiver Requested:** Waiver of the assessment of benefits  
**Current Land Use:** Residential  
**Staff Reviewer:** Allison Richardson, Senior Planner

## PETITION HISTORY

This is the second hearing for this petition. This petition was automatically continued from the August 9, 2023 hearing to the September 13, 2023 hearing by a registered neighborhood organization.

## STAFF RECOMMENDATION

**RECOMMENDED MOTION (approval):** That the Plat Committee find that the proposed vacation is in the public interest; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2023-VAC-004; that a hearing on the Assessment of Benefits be waived; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

## PETITION OVERVIEW

### SUMMARY

The subject site includes Lot 224 of the Windcombe Subdivision, Section Two. This request would vacate the front setback line of 60 feet on the original plat. A platted setback line is separate from the front setback requirement in the ordinance. It is not enforced by the City and functions more as a covenant between property owners within a subdivision. However, the only method to remove a platted setback line is through the vacation public hearing process. This subdivision was initially platted in 1951 and developed with single-family dwellings in the 1950's and 60's. The subject site meets the existing platted setback. The subdivision is zoned D-2 and has an ordinance-required 25-foot front setback. If the vacation of this setback line is approved, the lot would still be subject to the development standards of the zoning district for any new improvements. Therefore, staff finds the request to be in the public interest.

## GENERAL INFORMATION

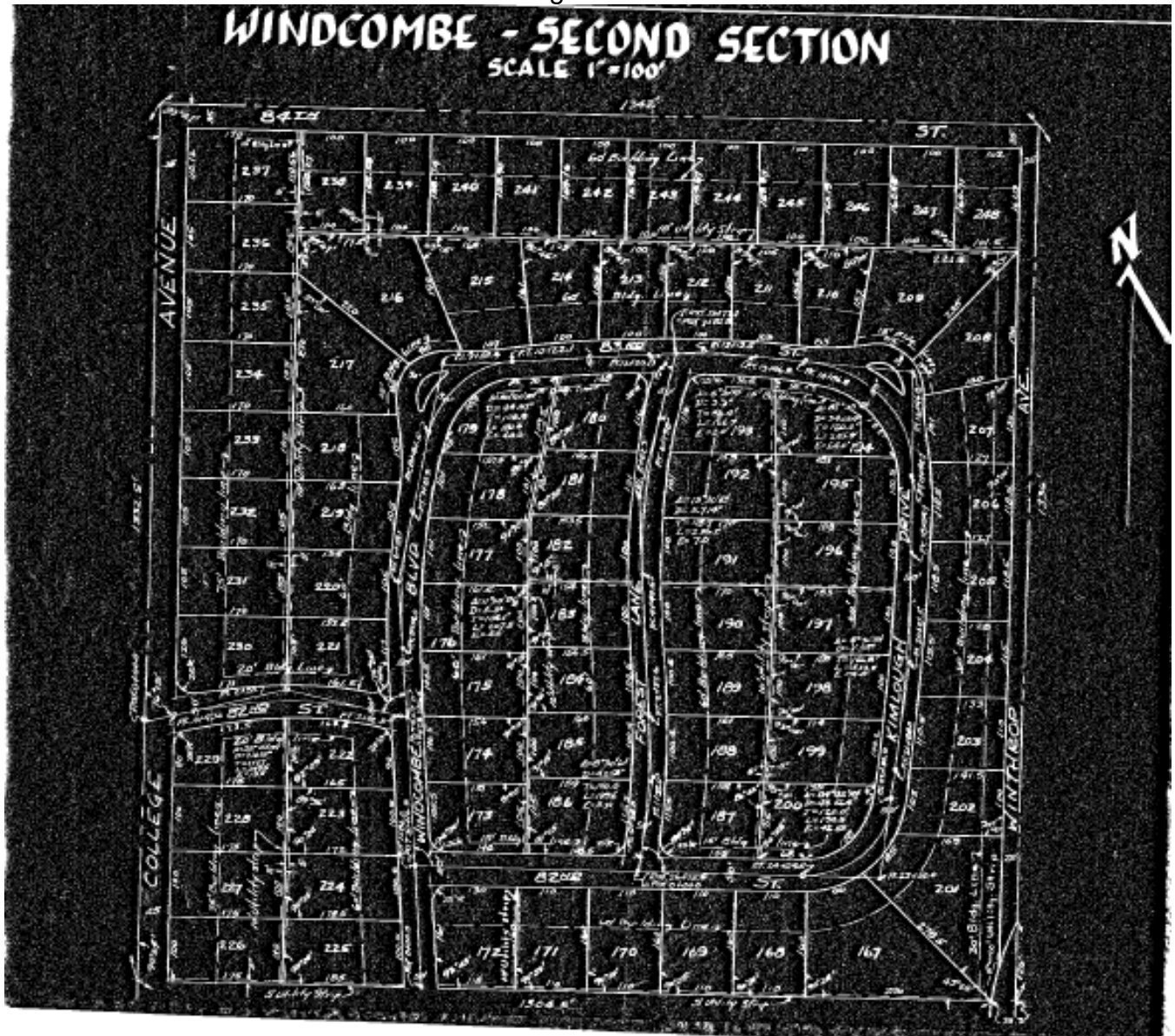
<b>Existing Zoning</b>	D-2	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-2	Residential
South:	D-2	Residential
East:	D-2	Residential
West:	D-2	Residential
<b>Thoroughfare Plan</b>		
Windcombe Boulevard	Local Street	50-feet existing and proposed
<b>Petition Submittal Date</b>	June 29, 2023	

## EXHIBITS





Original Plat



## SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

Note: Fence locations shown are approximate.  
 An accurate boundary survey is required to determine exact locations.

### Legend

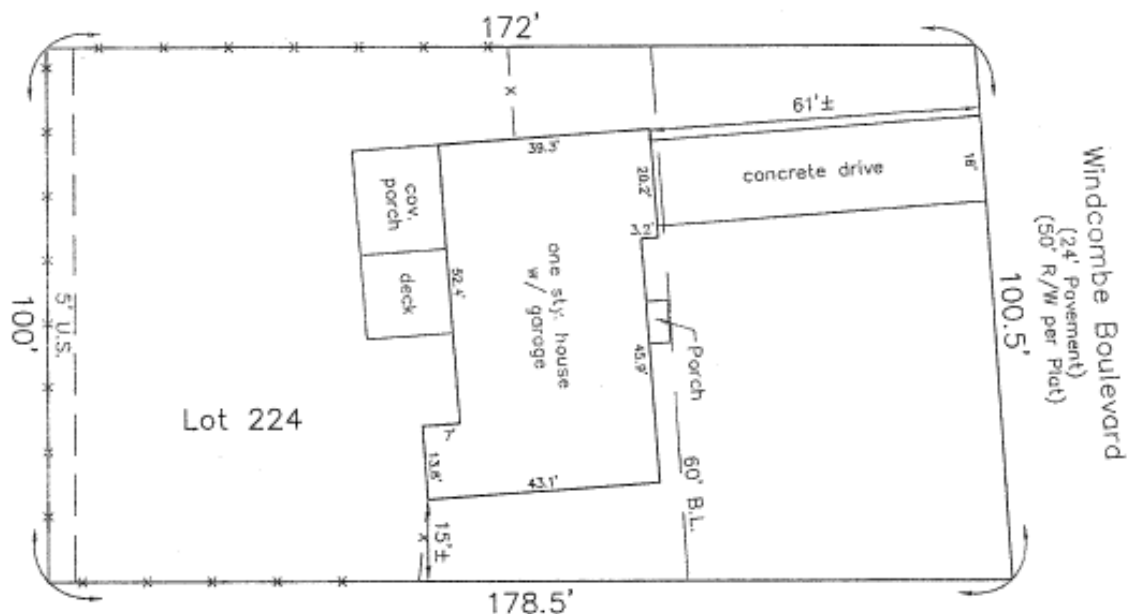
B.L.	Building Line
U.S.	Utility Strip
R/W	Right-of-Way
x	Fence



Scale: 1"=30'

I/we have reviewed the survey and find it acceptable

*[Handwritten signatures]*



**HAHN SURVEYING GROUP, INC.**  
 Surveyors & Engineers  
 2850 E. 96th St., Indianapolis, IN 46240  
 PHONE: (317) 846-0840 or (317) 846-4119  
 FAX: (317) 846-4298 or (317) 582-0662



CERTIFIED: April 17, 2009

*[Handwritten signature of Chad D. Hahn]*

Chad D. Hahn  
 Registered Land Surveyor,  
 Indiana #20300031  
 Job No.: 2009041213  
 Sheet 2 of 2



PHOTOS



Subject site, looking southwest



Subject site, looking west