

**From:** [Lara B SerVaas](#)  
**To:** [DMDpubliccomments](#)  
**Cc:** [Melinda Hall](#)  
**Subject:** Fw: Case #2022-ZON-034  
**Date:** Tuesday, June 21, 2022 1:37:13 PM

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I am an area resident representing Kesslerview Neighborhood Assn. One of my neighbors asked me to forward his disapproval of Case #2022-ZON-034. His email is below.

Sincerely,

Lara SerVaas  
KVNA president

----- Forwarded Message -----

**From:** kim gee <trsggee@sbcglobal.net>  
**To:** Lara B. SerVaas <lbservaas@yahoo.com>  
**Sent:** Sunday, May 22, 2022 at 01:24:57 PM EDT  
**Subject:** Case #2022-ZON-034

To Indianapolis Metropolitan Development,

Regarding case #2022-ZON-034 the rezoning of the residential property at 4915 Kessler Boulevard East Drive from a D-2 to a D-P property, changing the property from a single family house into a 10 unit multi-family development. This is a very poor decision based on the following items; the resounding beauty of the single family neighborhood, the very poor age of the single family septic on the property, the failing water table that drastically effects the neighboring homes by even small changes, the well field area can't take any additional insecticides, chemicals or spills, there are horrible traffic jams during all the peak periods, the raise noise level to the quiet neighbors, the fence encroachment-all ready on the neighbors property, and the overflow parking in the event of a get together which is always on the Dequincy and Kessler View Drive streets that are full of children, walkers and bicycles. This is an obvious attempt to make money off an idle single family property with an inadequately planned rezoning, overlooking the wants and needs of not only the city sewer and water but the integrity of the tightly protected single family home property value. All the neighbors feel that this is wrong however many are elderly and are always afraid to speak up. On behalf of the Adjoining neighbors in the Kessler View neighborhood we ask that the negative impacting rezoning does not go forth and that this would cease and dismiss

Sincerely Kim Gee  
Kessler View Drive

[Sent from AT&T Yahoo Mail for iPhone](#)

**From:** [John Moor](#)  
**To:** [Blackham, Kathleen](#)  
**Subject:** Case # 2022-ZON-034 Rezoning of 4915 Kessler Blvd E Drive to D-P  
**Date:** Sunday, May 22, 2022 12:07:49 PM

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Ms. Blackham,

This is John and Linda Moor who live behind the property in question. We live at 4904 Kessler View Dr. We want to express our opposition to the rezoning of the property at 4915 Kessler Blvd to contain a 10 unit apartment complex. This would put a housing unit that has over triple (3.3 times) the population density as the surrounding properties which would certainly devalue our properties. There are no other properties in the area with that high of population density so this would open the door to further devaluation by allowing other high density housing to be built in the neighborhood. The other problem is the close proximity to single family units. We enjoy the quiet neighborhood that we live in and placing 10 families next to our back yard with the outdoor facilities that are present will certainly make a very noisy environment (ex. noisy parties around the pool at all hours of the day) which will further devalue our property. There are additional problems such as how this high density property will affect the water and sewage services in the neighborhood.

If you would like to contact us please text or call us at 317-289-9638. We do not monitor this email since it is flooded every day with 50+ emails. Please let us know if there is anything else we can do to oppose this rezoning.

Sincerely,  
John & Linda Moor

**From:** [Holdsworth, Keith L.](#)  
**To:** [Blackham, Kathleen](#)  
**Subject:** FW: Millersville's Village & Corridor Plan  
**Date:** Monday, May 23, 2022 8:14:46 AM

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FYI

**From:** Melinda Hall [mailto:mhall4711@aol.com]  
**Sent:** Friday, May 20, 2022 2:03 PM  
**To:** Holdsworth, Keith L. <Keith.Holdsworth@indy.gov>  
**Subject:** Millersville's Village & Corridor Plan

Hi Keith! Hope you are enjoying this beautiful Spring, and have a nice weekend planned.

There is a new Millersville concern for which your name has come to the fore for advice from Sallie and others, from the time spent on our master plan...

You may be aware from staff meetings that there is a rezoning case (2022-ZON-034) for the former Hostetler property at 4915/4923 Kessler Blvd, E Dr. Kathleen is the Planner.

The new owner, Eric Armstrong, proposes to change the zoning of that 1.3 acres from D-2 to D-P to create in the existing buildings (10) rental units - (6)3-bdrm + (4)4-bdrm - an office, fitness center and property manager's unit, plus utilize the pool. There are many concerns, some below. Some neighbors are livid, but feel it's a done deal.

- Proposal won't change the ugly random build of the property, and relies on its questionable construction. Is it even marketable for the idealized purpose? Does the city inspect the property before the rezoning?

- Basement bedrooms are proposed for 2 units.

- Property is on well & septic. Owner wants to use the well if well passes inspection. We believe utilities for this density should be required to be city water and sewer.

- # of tenants could be 34 by #of bdrms, or far more. Tenant# per unit is not limited.

The main problem with the previous owner was he rented the property for weekend users who partied around the pool and on the balconies. This would simply make that rental density a 24/7 occurrence, rather than occasional weekends, completely changing the character of the property as it relates to the single family homes adjacent on that block and nearby.

- Little greenspace. Drainage concerns. Most of the central area of the property is covered/paved.

Greenspace for play and dog-walking doesn't exist beyond a small 1/2 parcel strip bordering the neighbor to the east, or a tiny strip by the rear fence. 26 paved parking spaces will be added in the front and a 10-12'w pathway at the street.

- Several current structures or structure features are non-compliant with D-2 setbacks. Residents have complained about them to the city for many years, with no remediation, and do not now want to see them grandfathered in.

- Proposed as rental property, but entirely surrounded by owned property. The area is single-family, whether single family homes or condos.

(KVNA: D-2; Kessler Commons: Single fam/D-P; Kessler Place: Single fam/D-P; Spruce Knoll: Single fam/D6-II; Boardwalk Condos: SingleFam/D-P; Lake Kesslerwood: SingleFam/D-P and D-1; Devonshire II&IV: D-2)

You spent so many months in planning here, we would greatly appreciate your thoughts on what we should now address. We ignored this property in planning despite its oddities, as it was zoned D-2, which we knew would limit the use.

Thanks in advance for any guidance!

Melinda