

From: [Chad Lethig](#)
To: [York, Jeffrey D.](#); [Duffy, Carlette M.](#); disa@swf777.com
Subject: Re: 568 W. 12th Street
Date: Wednesday, May 26, 2021 8:46:44 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Jeff,

Indiana Landmarks opposes both options as presented. When we initially met with the Gao's last year, we came to a compromise that would have kept the original corpus of the historic structure intact while allowing the non-historic addition to be removed. Given that this structure is for all intents and purposes lost, and the Gao's seemed to have operated with the intent to pursue their own, original agenda, we do not feel as though a compromise solution should be on the table. Indiana Landmarks believes and will be in attendance to present at the hearing to petition that the Gao's reconstruct a single-family home that is in keeping with the overall neighborhood. Given that they own other properties within the Flanner House Historic District, there is nothing to say that this same issue will not occur again if they are not held accountable for their actions on this case.

Thanks again for sharing all the information to date on this case.

Thanks,
Chad

From: York, Jeffrey D. <Jeffrey.York@indy.gov>
Sent: Wednesday, May 26, 2021 8:30 AM
To: Duffy, Carlette M. <Carlette.Duffy@Indy.Gov>; disa@swf777.com <disa@swf777.com>
Cc: Chad Lethig <CLethig@indianalandmarks.org>
Subject: RE: 568 W. 12th Street

Thanks, Carlette,

Mr. Gao submitted plans that clarify his mislabeled plans. Please see the attached.

Thank you,

Jeffrey York | Senior Planner - Regional Center
Current Planning | Department of Metropolitan Development | City of Indianapolis
jeffrey.york@indy.gov | (317) 951-3964 (mobile) | indy.gov/DMD

Petition submittals: planningapplications@indy.gov

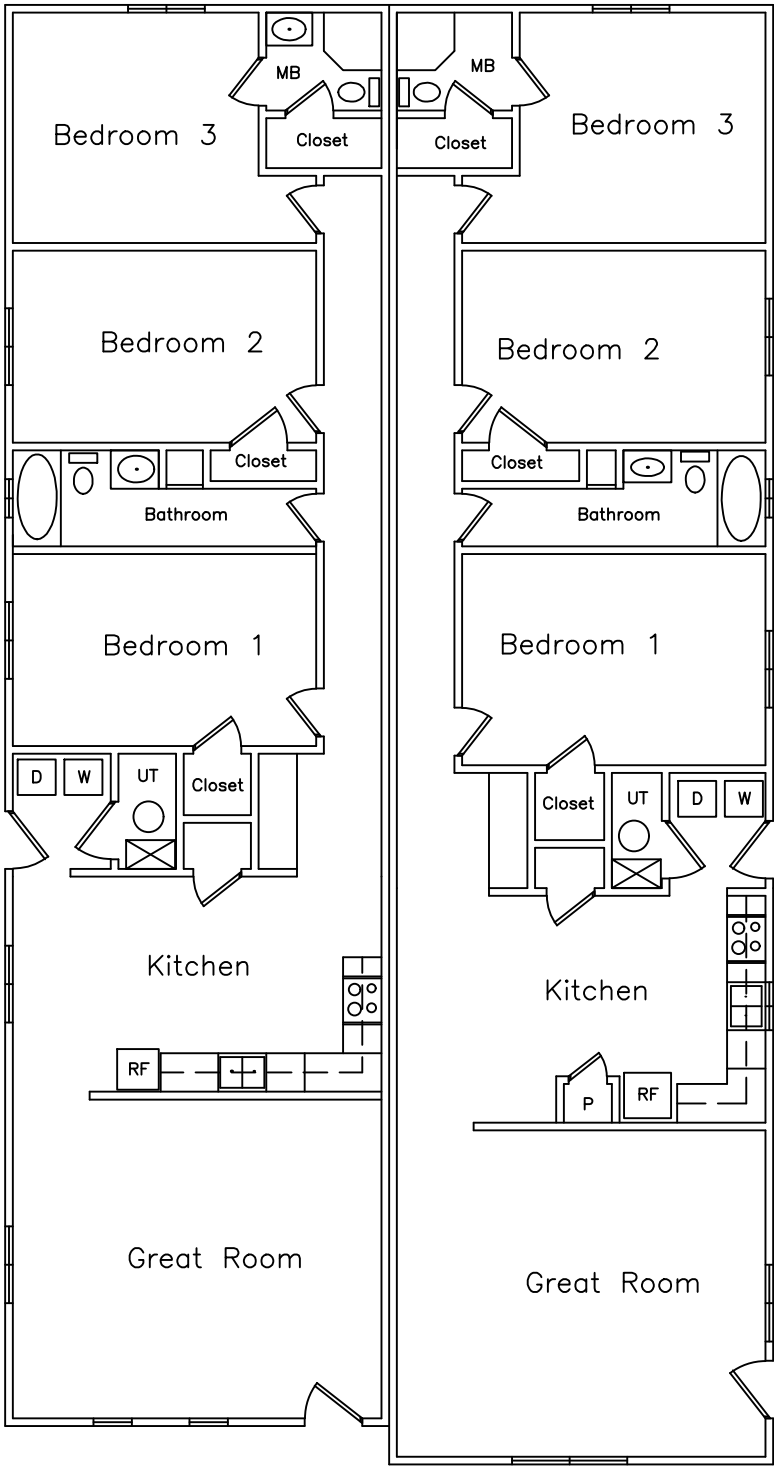
568 W 12th St, Indianapolis
Residential

REVISIONS

00/00
05/19
11/06

DRAWN: LZH
10/18/19

04



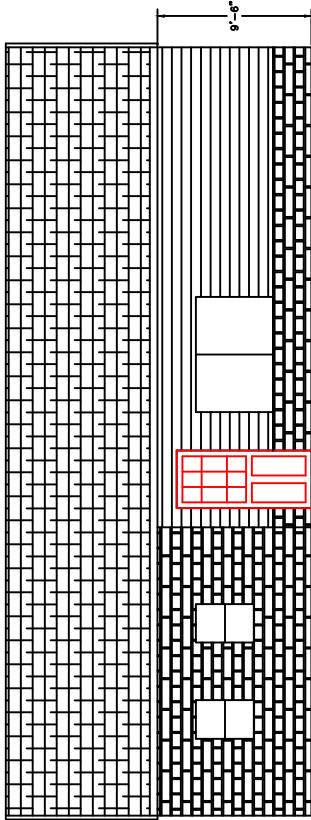
SCALE: 1/8"=1'-0"

NOTE
ALL DIMENSIONS
ARE FROM FRAME
TO FRAME

SQUARE FOOTAGES:	
UNIT A:	1480
UNIT B:	1520
TOTAL FINISHED	3000

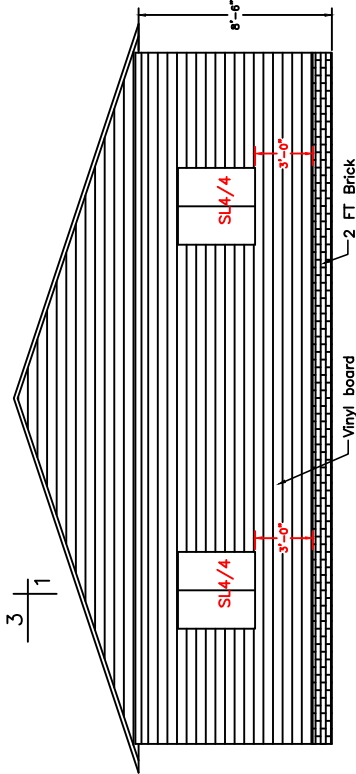
NOTE:
HOMEOWNER / BUILDER TO VERIFY INFORMATION FOR ACCURACY.
HOMEOWNER / BUILDER ACCEPTS THAT THE PLANS ARE ACCURATE
AND THEREIN ASSUMES ALL LIABILITY FOR ANY ERRORS OR MISTAKES
ON THEIR PART OR THE BEHALF OF ZHANG/TENG L.L.C. ONCE
HOMEOWNER / BUILDER STARTS CONSTRUCTION OF HOME FROM THE
PLANS PROVIDED BY ZHANG/TENG L.L.C. THIS ENDS ALL LIABILITY OF
ANY AND ALL INFORMATION GIVEN OR PROVIDED FOR BY ZHANG/TENG
L.L.C.

NOTE:
WINDOW SIZES ARE NOT SPECIFIC TO ANY ONE MANUFACTURER. SIZE
AND LOCATIONS TO BE VERIFIED BY HOMEOWNER AND WINDOW SUPPLIER
ZHANG/TENG L.L.C.



Front Elevation

SCALE: 1"=100'



Rear Elevation

SCALE: 1"=100'

NOTE: HOMEOWNER / BUILDER TO VERIFY INFORMATION FOR ACCURACY. HOMEOWNER / BUILDER ACCEPTS THAT THE PLANS ARE ACCURATE AND THEREIN ASSUMES ALL LIABILITY FOR ANY ERRORS OR MISTAKES ON THEIR PART OR THE BEHALF OF ZHANG/TENG L.L.C. ONCE HOMEOWNER / BUILDER STARTS CONSTRUCTION OF HOME FROM THE PLANS PROVIDED BY ZHANG/TENG L.L.C. THIS ENDS ALL LIABILITY OF ANY AND ALL INFORMATION GIVEN OR PROVIDED FOR BY ZHANG/TENG L.L.C.

NOTE: WINDOW SIZES ARE NOT SPECIFIC TO ANY ONE MANUFACTURER. SIZE AND LOCATIONS TO BE VERIFIED BY HOMEOWNER AND WINDOW SUPPLIER ZHANG/TENG L.L.C.

568 W. 12th St. Indianapolis, IN 46202				DRAWN BY	02
Residential				LZH	
REVISIONS	11/06	05/15	00/00		

NOTE
ALL DIMENSIONS
ARE FROM FRAME
TO FRAME

Talk to a planner: planneroncall@indy.gov



The safety and well-being of customers, residents, and staff continues to be the number one priority for the Department of Metropolitan Development. As such, our offices will remain closed as the Current Planning team continues to work remotely and conduct business electronically. Our goal is to provide the best possible service to our residents and businesses, while not requiring in-person visits to the City-County Building. Please visit indy.gov/dmd for more guidance on how to digitally access city services. If you need to submit information or have general questions for Current Planning, please email at planneroncall@indy.gov.

From: Duffy, Carlette M. <Carlette.Duffy@Indy.Gov>
Sent: Tuesday, May 25, 2021 9:40 PM
To: disa@swf777.com; York, Jeffrey D. <Jeffrey.York@indy.gov>
Cc: Chad Lethig <CLethig@indianalandmarks.org>
Subject: RE: 568 W. 12th Street

I concur.

Carlette Duffy, MPA
Director of Reentry
Office of Public Health and Safety
(317)435-5987

----- Original message -----

From: Disa Watson <disa@swf777.com>
Date: 5/25/21 4:48 PM (GMT-05:00)
To: "York, Jeffrey D." <Jeffrey.York@indy.gov>
Cc: "Duffy, Carlette M." <Carlette.Duffy@Indy.Gov>, Chad Lethig <CLethig@indianalandmarks.org>
Subject: Re: 568 W. 12th Street

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Jeff,

My answer is NO. The project was constructed for **single family homes only**. We are not trying to make our neighborhood into an investor rental area capacity and that is what he is trying to do. That type of front will be completely out of place for the houses in the neighborhood. There are no double homes in the area. The only doubles are on Drake Street which are the apartments.

When will the notice about his request go out for the hearing? And I was not aware even with the first agreement that he was going to do a 2 family home, that would have not been okay at that time either.

Disa

On Tue, May 25, 2021 at 4:08 PM York, Jeffrey D. <Jeffrey.York@indy.gov> wrote:

Hi Disa, Carlette, and Chad,

Please see the attached information regarding Mr. Gao's petition for 568 W. 12th Street. You will see that he proposes three options to consider, all of which would include a two-family dwelling:

1. Same plan as approved (with front portion demolished) but keep existing façade.
2. Same size structure as house that was there previously, but move six feet west. This option would have two entrances on the front.
3. Building footprint is different than option 2.

Thanks,

Jeffrey York | Senior Planner - Regional Center

Current Planning | Department of Metropolitan Development | City of Indianapolis

jeffrey.york@indy.gov | (317) 951-3964 (mobile) | indy.gov/DMD

Petition submittals: planningapplications@indy.gov

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Senior Planner - Regional Center
Department of Metropolitan Development
City of Indianapolis
20TH FLOOR CITY-COUNTY BUILDING
Indianapolis, IN 46204

REF: 568 W 12th Street

Dear Jeff York,

The historic character of Historic Flanner House Homes would be negatively impacted by allowing a new construction of a multifamily / duplex dwelling. Historic Flanner House Homes is a single-family dwelling project. There are no multifamily/duplex dwelling that are part of the contributing structures for the Historic designation that Flanner House Homes is under.

As an immediate property owner on 12th I **do not** support the approval of the request that has been made for 568 W 12th Street. I ask that city staff deny this request.

Carlette Duffy
708 W 12th Street

Thank you,
Carlette Duffy

A handwritten signature in black ink that reads "Carlette Duffy". The script is cursive and fluid, with the first name "Carlette" written in a larger, more prominent hand than the last name "Duffy".

From: [Disa Watson](#)
To: [York, Jeffrey D.](#)
Cc: [Duffy, Carlette M.](#); [Chad Lethig](#)
Subject: Re: 568 W. 12th Street
Date: Tuesday, May 25, 2021 4:48:16 PM
Attachments: [image001.png](#)

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Jeff,

My answer is NO. The project was constructed for **single family homes only**. We are not trying to make our neighborhood into an investor rental area capacity and that is what he is trying to do. That type of front will be completely out of place for the houses in the neighborhood. There are no double homes in the area. The only doubles are on Drake Street which are the apartments.

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Jeffrey York | Senior Planner - Regional Center

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Senior Planner - Regional Center
Department of Metropolitan Development
City of Indianapolis
20TH FLOOR CITY-COUNTY BUILDING
Indianapolis, IN 46204

REF: 568 W 12th Street

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On behalf of the Historic Flanner House Homes Property Owners Association, we do not support the approval of the request that has been made for 568 W 12th Street. We ask that the city staff recommend denial and that the hearing officer follow city staff recommendations.

Sincerely,

Disa Watson-Summers, President
Historic Flanner House Homes Property Owners Association

Senior Planner - Regional Center

Department of Metropolitan Development
City of Indianapolis
20TH FLOOR CITY-COUNTY BUILDING
Indianapolis, IN 46204

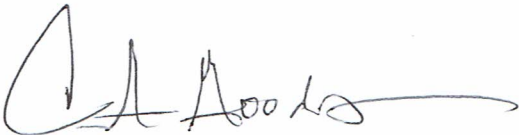
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As an immediate property owner on W 12th Street, I **do not** support the approval of the request that has been made for 568 W 12th Street. I ask that city staff deny this request.

Carolyn Goodson
702 W 12th Street

A handwritten signature in black ink, appearing to read 'Carolyn Goodson', with a long horizontal flourish extending to the right.

Thank you,
Carolyn Goodson

Senior Planner - Regional Center

Department of Metropolitan Development
City of Indianapolis
20TH FLOOR CITY-COUNTY BUILDING
Indianapolis, IN 46204

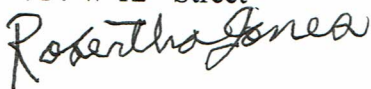
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As an immediate property owner on W 12th Street, I **do not** support the approval of the request that has been made for 568 W 12th Street. I ask that city staff deny this request.

Roberta Jones
714 W 12th Street

A handwritten signature in cursive script that reads "Roberta Jones".

Thank you,
Roberta Jones

Senior Planner - Regional Center

Department of Metropolitan Development
City of Indianapolis
20TH FLOOR CITY-COUNTY BUILDING
Indianapolis, IN 46204

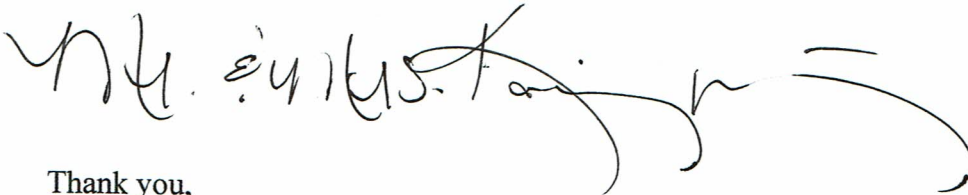
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As an immediate property owner on W 12th Street, I **do not** support the approval of the request that has been made for 568 W 12th Street. I ask that city staff deny this request.

Otha Dwayne and Kathy Montgomery
744 W 12th Street

A handwritten signature in black ink, appearing to read "Kathy Montgomery", with a large, sweeping flourish extending to the right.

Thank you,
Kathy and Dwayne Montgomery

Senior Planner - Regional Center
Department of Metropolitan Development
City of Indianapolis
20TH FLOOR CITY-COUNTY BUILDING
Indianapolis, IN 46204

REF: 568 W 12th Street

Dear Jeff York,

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As an immediate property owner on W 12th Street, I **do not** support the approval of the request that has been made for 568 W 12th Street. I ask that city staff deny this request.

Mary JoAnn Robinson
720 W 12th Street

A handwritten signature in black ink that reads "Dr. Mary Joanne Robinson". The signature is written in a cursive, flowing style.

Thank you,
Dr. Joanne Robinson