WPC Application

For Office Use Only	
File #	Fee
Filing	TAC
Hearing/Meeting	
☐ Reviewed ☐ w/ conditions	
☐ Denied ☐ Approved	
☐ Favorable ☐ Unfavorable ☐ No Recommendation	

This application is being submitted for (check all that apply):

☐ Concept Plan ☐ Development Plan (& Amendment)
☐ Primary Plat ☐ Primary Plat Amendment
☐ Secondary Plat ☐ Secondary Plat Amendment
☐ PUD Text Amendment
☒ Zone Map Change ☐ Waiver(s)

Applicant Info

Name LARRY MARIETTA	
Street Address 7659 CARRIAGE HOUSE WAY	
City, State, Zip ZIONSVILLE, IN 46077	
Primary Contact Person regarding this petition LARRY MARIETTA	
Phone 317-908-9646	E-Mail LMARIETTA@MARIETTACPA.COM
Engineer Preparing Plans	E-Mail
Others to be Notified	E-Mail

Property Owner

Name WHITESTOWN INVESTMENTS LLC	
Street Address 9101 WESLEYAN RD STE 300	
City, State, Zip INDIANAPOLIS, IN 46268	
Phone 317-216-1040	E-Mail LMARIETTA@MARIETTACPA.COM
Applicant is (circle one): Sole owner Joint Owner Tenant Agent Other (specify)	

Premises Affected

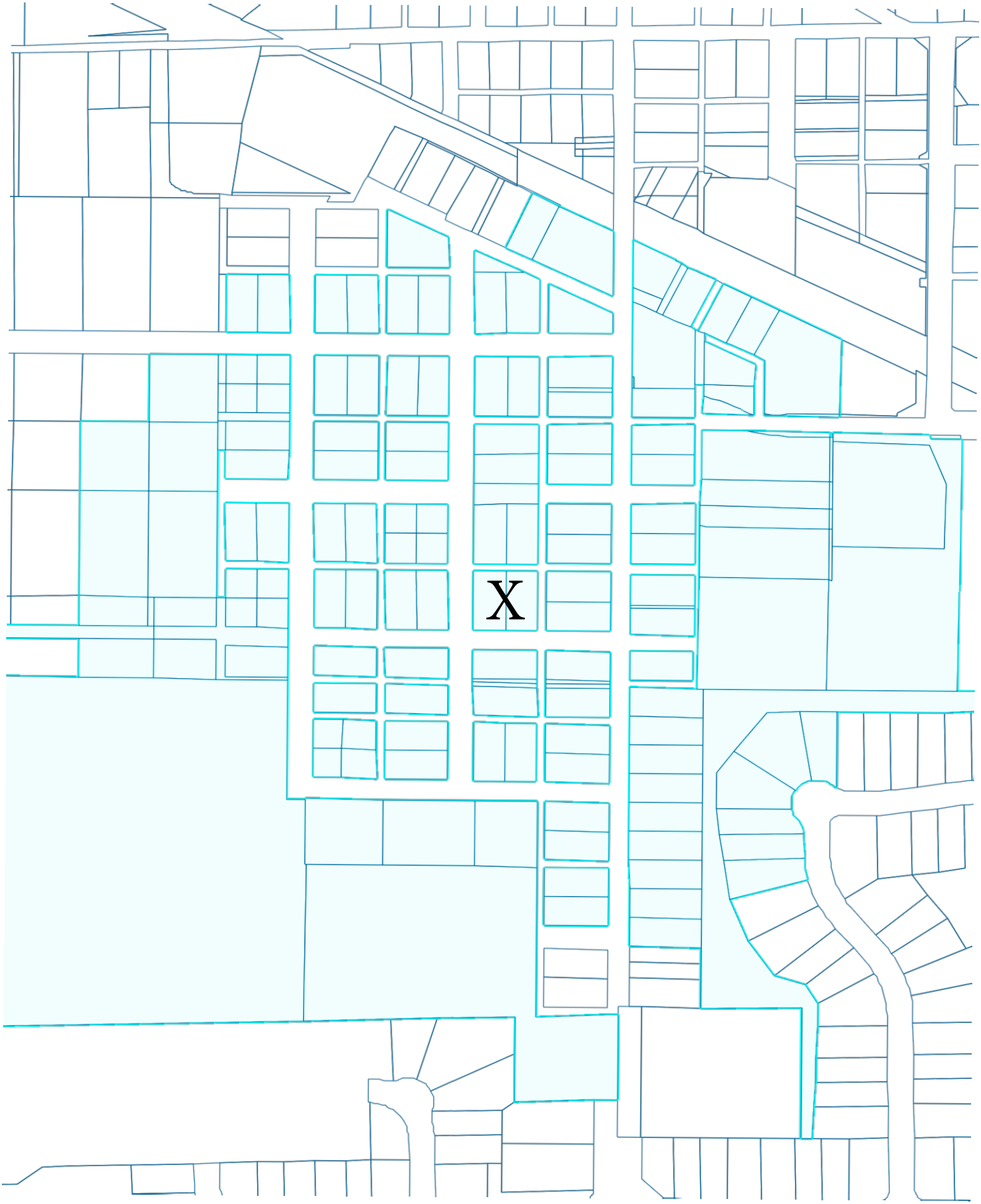
10-digit Parcel Number Parcel #06-08-19-000-001.327-019 & 06-08-19-000-001.326-019				
Actual/approximate address or location from major streets 307 S BOWERS ST WHITESTOWN, IN 46075				
Subdivision BUCKS 2ND ADDITION		Lot Number(s) 18 & 19		
Total Acreage .34		Flood Zone on Site? NO		
Zoning of Subject Property R3		Use of Subject Property RESIDENCE		
Proposed Zoning UB		Proposed Land Use OFFICE		
Zoning of Adjacent Properties	North: GB	South: R-3	East: R-3	West: R-3
Land Use of Adjacent Properties	North: PARKING LOT	South: VACANT LOT	East: RESIDENCE	West: RESIDENCE

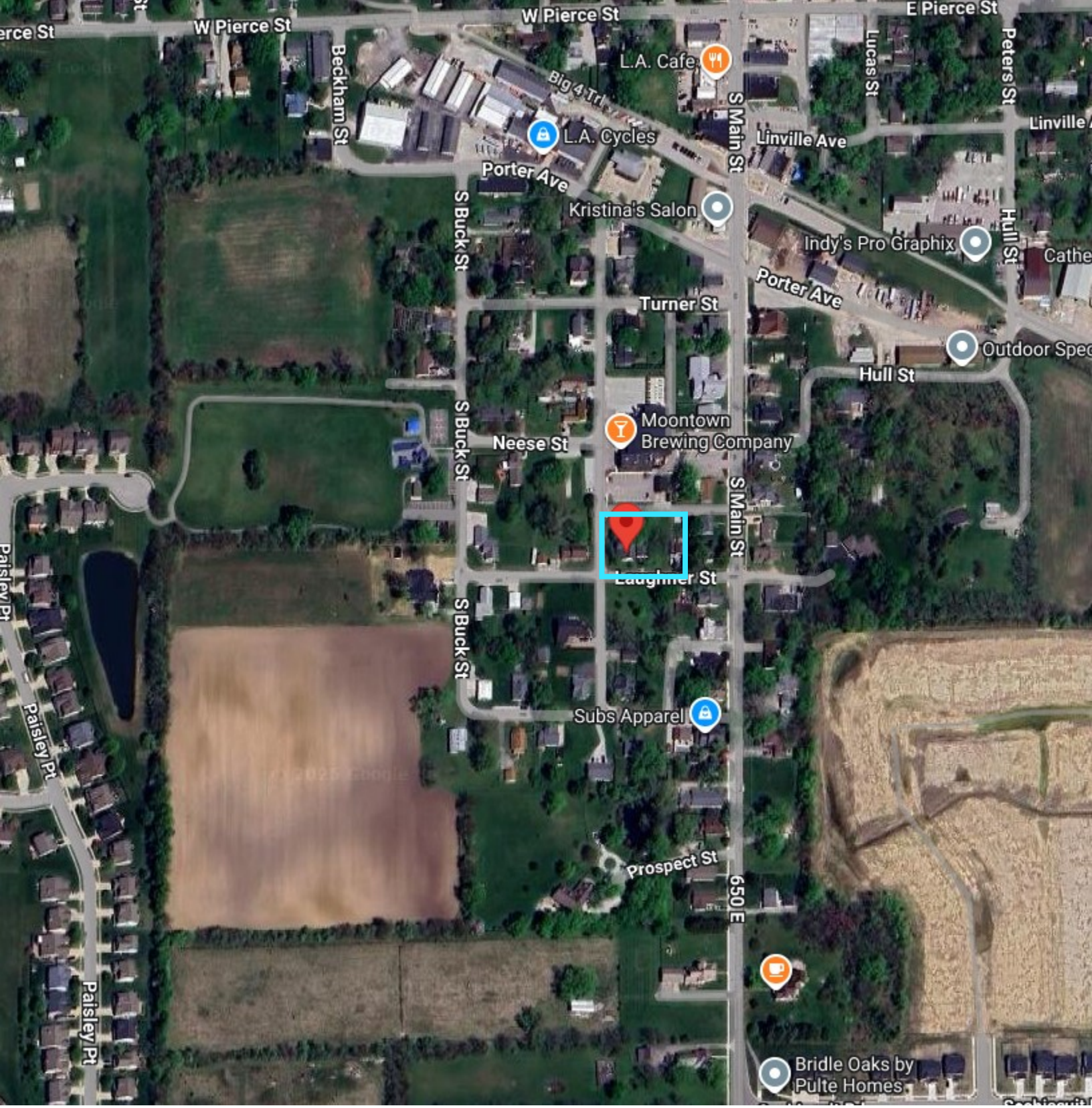
Notarization

To the best of my knowledge the above information and attached exhibits are true and correct.

Signature of Applicant	
Notary Public's Name (printed)	Signature of Notary
My Commission Expires State County	Subscribed and sworn to before me this_____day of _____, 20_____.

AERIAL MAP FROM WHITESTOWN PUBLIC NOTIFICATION LIST





AERIAL MAP FROM GOOGLE MAPS

Form 1: Adjacent Property Owners Notified by Mail

If property owners are to be notified by mail, either complete this form or provide a list with the same information. Make additional copies if necessary.

Name and Address of Sender	Type of Mail:
WHITESTOWN INVESTMENTS, LLC 9101 WESLEYAN RD STE 300 INDIANAPOLIS, IN 46268	❑ Certified Mail ☒ Certificate of Mailing ONLY

Line	Name & Address	Postage	Fee	Remarks
1	SEE ATTACHED			
2				
3				
4				
5				
6				
7				
8				
9				
10				

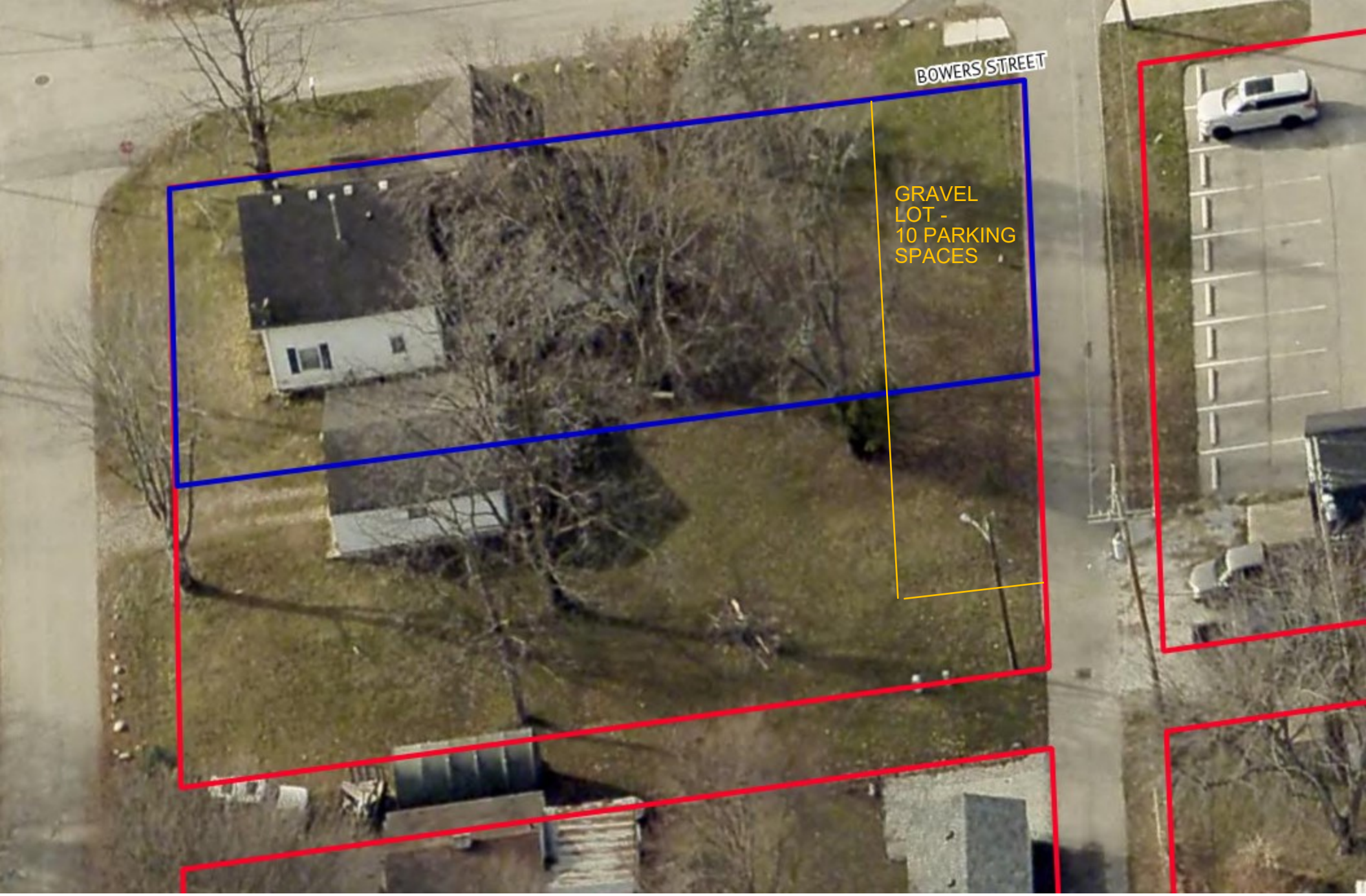
Total number of pieces listed by sender:	Total number of pieces received at Post Office:	POSTMASTER, per *(name of receiving employee)*
Affix stamp here if issued as certificate of mailing or for additional copies of this bill. POSTMARK AND DATE OF RECEIPT:		Page_____of _____

WPC APPLICATION PACKET
LARRY MARIETTA/WHITESTOWN INVESTMENTS, LLC
FORM 1 ATTACHMENT - LIST OF PROPERTY OWNERS TO BE NOTIFIED
12/2/2025
NAME AND ADDRESS OF SENDER:
WHITESTOWN INVESTMENTS LLC
9101 WESLEYAN RD STE 300
INDIANAPOLIS, IN 46268

DATA SOURCE: WHITESTOWN.IN.GOV/NOTICELIST

	name	add1	add2	add3
1	SLINKER DANNY J & DAWN M	446 BOWERS ST		WHITESTOWN, IN 46075
2	KING STEVEN	401 S MAIN ST		WHITESTOWN, IN 46075
3	TIRMENSTEIN IAN MARTIN & MOLLY	107 LAUGHNER ST		WHITESTOWN, IN 46075
4	MCKEEVER PROPERTIES LLC	P O BOX 65		WHITESTOWN, IN 46075
5	KENNEY STEPHEN M & LESLIE	104 S BOWERS ST		WHITESTOWN, IN 46075
6	MATTINGLY ROBERT A & VYCTORIA	406 S BUCK ST		WHITESTOWN, IN 46075
7	GARRISON EVELYN MARIE	107 SMITH ST		WHITESTOWN, IN 46075-9411
8	TOWN OF WHITESTOWN	6210 VETERANS DRIVE		WHITESTOWN, IN 46075
9	ELLISON MARY J	PO BOX 231		WHITESTOWN, IN 46075
10	REIMER TYLER C	108 SMITH ST		WHITESTOWN, IN 46075
11	JOHNSTON JOEL	104 SMITH ST		WHITESTOWN, IN 46075
12	MATTINGLY PETER H	10711 E 200 S		ZIONSVILLE, IN 46077
13	JOHNSTON JOEL J	104 SMITH ST		WHITESTOWN, IN 46075
14	INDY EQUITY PARTNERS LLC	419 ADIOS CT		CARMEL, IN 46032
15	COPE BRIAN & KIMBERLY	407 S MAIN ST		WHITESTOWN, IN 46075
16	LEWIS KIMBERLY & GEORGE WILBER	4625 HICKORY CT		ZIONSVILLE, IN 46077
17	BIGGS AMY	6 SMITH ST		WHITESTOWN, IN 46075
18	BIGGS HANNAH	6 SMITH ST		WHITESTOWN, IN 46075
19	HURST CHAD D	503 S MAIN ST	BOX 73	WHITESTOWN, IN 46075
20	PULTE HOMES OF INDIANA LLC	11590 N MERIDIAN ST SUITE 530		CARMEL, IN 46062
21	TAYLOR MARK A	405 S MAIN ST		WHITESTOWN, IN 46075
22	500 SYCAMORE LLC	380 W WALNUT ST		ZIONSVILLE, IN 46077
23	CARPHOMES LLC	3605 STRATFORD PL		CARMEL, IN 46033
24	GEE CHRISTOPHER D & MARIA E	402 S MAIN ST		WHITESTOWN , IN 46075
25	SANDERS MICHAEL W & MARY E	101 HULL ST	PO BOX 41	WHITESTOWN, IN 46075
26	OTTINGER GARY W & REBECCA A	PO BOX 82		WHITESTOWN, IN 46075
27	WESENBERG DANIEL RAY & APRIL L	103 SMITH ST		WHITESTOWN, IN 46075
28	STRAITON JANET M	307 S BOWERS ST		WHITESTOWN, IN 46075
29	GRISALES HERNAN & MONICA MARIA	7033 STEWART AND GRAY RD UNIT		DOWNEY, CA 90241
30	MOONTOWN PROPERTIES LLC	10711 E 200 S		ZIONSVILLE, IN 46077
31	MCCLURE JANET LEE	108 LAUGHNER ST		WHITESTOWN, IN 46075
32	ROBLING ALEX & JEANINE	720 EAGLE CREEK CT		ZIONSVILLE, IN 46075
33	OSPINA ROBERT	6893 PARK GROVE BLVD		WHITESTOWN, IN 46075
34	POSKEY JEANETTE L	PO BOX 141		WHITESTOWN, IN 46075
35	LEIDENFROST RUDY L & ELIZABETH	105 WEST NEESE STREET		WHITESTOWN , IN 46075
36	LEIDENFROST RUDY L & ELIZABETH	105 W NEESE STREET		WHITESTOWN, IN 46075
37	SHIELDS CURTIS R & MARY V WAGN	209 HARDESTY BOX 34		WHITESTOWN, IN 46075
38	WHITESTOWN REDEVELOPMENT COMMI	6210 VETERANS DR		WHITESTOWN, IN 46075
39	SHIELDS CURTIS R & MARY V WAGN	209 HARDESTY ST	PO BOX 34	WHITESTOWN, IN 46075
40	CALDWELL DEVON T	205 HARDESTY STREET		WHITESTOWN, IN 46075
41	WHITESTOWN METHODIST CHURCH	206 S MAIN ST PO BOX 154		WHITESTOWN, IN 46075
42	500 SYCAMORE LLC	10178 FOX TRACE		ZIONSVILLE, IN 46077
43	LATITUDE COMMUNITY INVESTMENTS	7825 5 POINTS RD		INDIANAPOLIS, IN 46259
44	CLEMENTS RANDY A & PINEY M	206 S BUCK ST		WHITESTOWN, IN 46075-9409
45	HURT CRONLEY WAYNE	105 TURNER ST		WHITESTOWN, IN 46075

46	COPLEN JARED	107 TURNER ST		WHITESTOWN, IN 46075
47	ROBBINS JAY ALLEN	103 S BUCK ST		WHITESTOWN, IN 46075
48	PECZKOWSKI CODY & JACQUELINE E	202 S BUCK ST		WHITESTOWN, IN 46075
49	PECZKOWSKI CODY & JACQUELINE E	202 S BUCK ST		WHITESTOWN, IN 46705
50	ELLISON MARY J	PO BOX 231		WHITESTOWN, IN 46075-9408
51	GOVE ASHLEE MICHELLE	106 TURNER ST		WHITESTOWN, IN 46075
52	HAZA MARTA A	102 TURNER ST - PO BOX 133		WHITESTOWN, IN 46075
53	STEWART INVESTMENT INC	225 TERRACE LN		LEBANON, IN 46052
54	UNITED STATES POSTAL SERVICE	110 PORTER AVE		WHITESTOWN, IN 46075
55	MCKEIGHAN MICKEY & KERRY	307 S MAIN ST		WHITESTOWN, IN 46075
56	BOLL MARK & LYNN PRESCOTT	308 S MAIN ST		WHITESTOWN, IN 46075
57	P & L PROPERTIES LLC	3273 EAST 700 SOUTH		LEBANON, IN 46052
58	KELLER GARY	7300 S 850 E		ZIONSVILLE, IN 46077
59	HILEMAN BROCK	5715 E 100 N		LEBANON, IN 46052
60	GLESING SUZANNE K	207 S MAIN ST		WHITESTOWN, IN 46075
61	VENIS AKTON	206 S BOWERS ST		WHITESTOWN, IN 46075
62	THE TOWN OF WHITESTOWN INDIANA	6210 VETERANS DR		WHITESTOWN, IN 46075
63	FISK SHARON EILEEN	PO BOX 115	203 S BOWERS ST	WHITESTOWN, IN 46075-0115
64	FISK SHARON E	PO BOX 115	203 S BOWERS ST	WHITESTOWN, IN 46075
65	TOWN OF WHITESTOWN INDIANA	6210 VETERANS DR		WHITESTOWN, IN 46075
66	R&JC RENTAL LLC	1209 FORDICE ST		LEBANON, IN 46052
67	LARRY AVERITT LLC	120 PORTER AVE		WHITESTOWN, IN 46075
68	ST MARKS EVANGELICAL LUTHERAN	201 S MAIN ST	P O BOX 97	WHITESTOWN, IN 46075
69	MORRIS SCOTT E & LESLIE A	8 TURNER ST	PO BOX 179	WHITESTOWN, IN 46075
70	CELESTIAL LODGE #525 FREE & AC	PO BOX 176 105 S MAIN ST		WHITESTOWN, IN 46075
71	ROSERO LIBIA PONTON	508 S MAIN ST		WHITESTOWN, IN 46075
72	GOODWIN VANESSA G	506 S MAIN ST		WHITESTOWN, IN 46075
73	MANSOORI MAHMOOD & MARYAM CO T	9740 IRISHMANS RUN LANE		ZIONSVILLE, IN 46075
	NA	NA	NA	NA, NA NA
74	PENOLA JOHN & LORA	9895 LAKEWOOD DR		ZIONSVILLE, IN 46077
75	FLYNN BRETT MICHAEL	101 PROSPECT ST		WHITESTOWN, IN 46075
76	JACKSON DAVE & HEATHER	502 S MAIN ST		WHITESTOWN, IN 46075



BASIC SITE PLAN

EXISTING STRUCTURES STAY - ADD GRAVEL LOT AND APRON FOR PARKING.

LANDSCAPING TO BE ADDED AROUND PARKING LOT.

NARRATIVE

12/2/25

WHITESTOWN INVESTMENTS LLC – APPLICATION FOR ZONE MAP CHANGE

307 S BOWERS ST

We are requesting a change to the zone map from R-3 to UB for both lots at this address in order to re-purpose the existing house into office space for a tax preparation business. The existing buildings will be renovated for aesthetic improvements and a better layout. We will add parking and landscaping to suit the property.

The tax preparation business, in existence since 2007, is currently located in Speedway, IN and will move to Whitestown once the renovations are complete. Existing customers are from Boone, Hamilton, Hendricks, Marion, and Johnson Counties and the surrounding areas. We anticipate retaining these clients and bringing them to the new location as well as expanding services for customers within the Whitestown Community. Office hours are typically 9-5 with some evening hours until 8pm during tax season to better serve our customers after they get off work. We expect to have at least two full-time-equivalent employees, and we don't anticipate more than 2-4 customers at any time for client appointments or to drop off their information.

LEGAL DESCRIPTION

307 S BOWERS ST

BUCKS 2ND ADDITION LOTS 18 & 19

Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

I (we)

LARRY MARIETTA, MANAGER OF WHITESTOWN INVESTMENTS LLC

NAME(S)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at I (we)

  307 S BOWERS ST. WHITESTOWN, IN 46075

  ADDRESS

- That I/we have read and examined the Application and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (_____is) (__X__is not) a condition to the sale or lease of the above referenced property.

_____

(AFFIANT)

STATE OF INDIANA)
) SS:
COUNTY OF_____)

Subscribed and sworn to before me this_____day of_____,_____.

_____
, Notary Public

My Commission expires:_____County of Residence: _____

Attachment B: Notice for Newspapers

Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly addressed as:

307 S BOWERS ST WHITESTOWN, IN 46075, and legally described by the attached legal description, have filed a petition before the Whitestown Plan Commission, which petition requests a ☐ Concept Plan ☐ Primary Plat ☒ Zone Map Change ☐ Waiver(s) ☐ Development Plan ☐ Primary Plat Amendment ☐ PUD Text Amendment

for the said property in order to:

CHANGE ZONING FROM R3 TO UB FOR OFFICE USE

This petition, File #_____, will come for hearing at 6:30pm in the Whitestown Municipal Complex, 6210 Veterans Dr, Whitestown, IN 46075, on_____,_____.

In accordance with the Americans with Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Sri Venugopalan at sveugopalan@whitestown.in.gov so accommodation can be made. The petition and file on this matter is available for examination by contacting the Planning Staff at (317) 324-1371 or email at planning@whitestown.in.gov. Comments regarding this petition may be submitted at any time to planning@whitestown.in.gov or Whitestown WPC, Whitestown Municipal Complex, 6210 Veterans Dr, Whitestown, IN 46075.

Attach: 1) Legal Description

Attachment C: Notice for Property Owners

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Attach:
1) Legal Description,
2) Site Plan,
3) Narrative,
4) Attachment G (if applicable)
5) Attachment H (if applicable)

Attachment G: Standards for Evaluating a Zone Map Change

The WPC's recommendation and the Town Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

1. The requested zoning change is consistent with the Comprehensive Plan because…

THIS ZONING CHANGE WILL BRING NEW BUSINESS AND EMPLOYEES TO THE DOWNTOWN WHITESTOWN AREA AND OFFER SERVICES NEEDED BY RESIDENTS. THE COMPREHENSIVE PLAN CONTEMPLATES MIXED USE OF THE DOWNTOWN WHITESTOWN AREA AND ALREADY HAS GENERAL BUSINESS ZONING IN ADJACENT PROPERTIES.

2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district because…

THE CURRENT STRUCTURES WILL BE REPURPOSED FOR USE AS OFFICE SPACE FOR A TAX OFFICE.

3. The requested zoning change will result in the most desirable use for which the land is adapted because…

IT WILL BRING NECESSARY BUSINESS SERVICES TO THE COMMUNITY.

4. The requested zoning change will not affect the property values throughout the Town of Whitestown because…

DOWNTOWN WHITESTOWN WILL BENEFIT FROM ADDITIONAL BUSINESS SERVICES AND ADJACENT PROPERTY IS ALREADY ZONED AS GENERAL BUSINESS.

5. The requested zoning change promotes responsible development and growth because…

OFFICE SPACE WILL PROVIDE SERVICES NEEDED BY THE PEOPLE LIVING THROUGHOUT WHITESTOWN.