



Board of Zoning Appeals Board of Zoning Appeals Division I (September 2nd, 2025) Meeting Agenda

Meeting Details

Notice is hereby given that the Metropolitan Board of Zoning Appeals will hold public hearings on:

Date: Tuesday, September 02, 2025 **Time:** 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

Business:

Adoption of Meeting Minutes

Special Requests

2025-DV1-039 (Amended) | 8600 and 8710 North College Avenue

Washington Township, Council District #2, zoned SU-1 (TOD)

First Baptist Church of Indianapolis, by Brent Bennett

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of two monument signs and a pylon sign, bringing the total number of freestanding signs to five (maximum of two per frontage), with the pylon sign being located within 400 feet of a protected district (600-foot separation required) and the monument signs possessing heights of 7-foot tall and 5.5-foot tall (maximum height of five feet permitted).

****Automatic Continuance filed by a registered neighborhood organization**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-UV1-014 | 6805 Rockville Road

Wayne Township, Council District #16, zoned D-2

Margarito Mendoza Galindo, by Tasha Roberts

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor and indoor storage of lawn care equipment, machinery and materials (not permitted) and the installation of a six-foot tall fence and electric gate within the front yard of Eleanor Street (maximum 42-inch fence height permitted).

****The petitioner is requesting a continuance to the October 7, 2025 hearing of Division I, in order to provide sufficient notice**

2. 2025-UV1-015 | 488 South Rochester Avenue

Wayne Township, Council District #17, zoned D-5 (TOD)

Kandy Salazar & Leon Medina, by Kandy Salazar

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an entire garage and proposed addition to a secondary dwelling with a three-foot rear yard setback, 16.75-foot tall building height and without the property owner living on-site (secondary dwelling required to be connected to an accessory building and the owner must live on-site, five-foot rear yard setback required, accessory buildings cannot be taller than the primary building).

****Staff is requesting a continuance to the October 7, 2025 hearing of Division I, in order to allow for an amendment to the request, with notice**

3. 2025-DV1-040 | 3725 West 21st Street

Wayne Township, Council District #11, zoned D-5 (W-5)
Maria Del Rocio Cortez-Garcia, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a five-foot rear yard setback and to legally establish an existing detached garage within the front yard of Rochester Avenue (20-foot rear yard setback required, accessory buildings within front yards not permitted).

****Staff is requesting a continuance to the October 7, 2025 hearing of Division I in order for the request to be amended, with notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

4. 2025-DV1-032 | 7986 North College Avenue, Town of Williams Creek

Washington Township, Council District #2, zoned D-S (TOD)
Brian Maire and Lauren Riley, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a garage addition with a two-foot south side yard setback (15 feet required), resulting in an open space of 81 percent (85 percent required) and encroachment into an easement (encroachment of easements not permitted).

5. 2025-DV1-035 (Amended) | 0 Canal (Northwest Quadrant of intersection of College Avenue and Westfield Boulevard)

Washington Township, Council District #7, zoned MU-2 (TOD) (FF)
City of Indianapolis, Department of Public Utilities, Board of Directors for Utilities Trustee, Public Charitable Trust for Water System, by Mark Demerly

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a 30-foot tall steel sculpture on top of a 2.5-foot tall concrete base with a zero-foot front yard setback and within the clear sight triangle of the intersection of College Avenue and Westfield Boulevard, and encroaching within the right-of-way of Westfield Boulevard (encroachments not permitted).

6. 2025-UV1-009 | 5330 West Morris Street

Wayne Township, Council District #17, zoned C-3 (TOD)
Adriano Montas, by Arnoldo Gonzalez Vasquez

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an Automobile, Motorcycle, and Light Vehicle Service or Repair facility, with outdoor storage of vehicles awaiting repair (not permitted), with eight parking spaces and zero bicycle parking spaces provided.

7. 2025-UV1-013 | 11150 Maze Road

Franklin Township, Council District #25, zoned D-A
Michael & Nicole Cole, by Ray Basile

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 350-gallon gasoline above ground storage tank and a 550-gallon diesel fuel above ground storage tank (not permitted), in addition to uses permitted by the grant of 2023-UV1-025.

PETITIONS FOR PUBLIC HEARING (New Petitions):

8. 2025-DV1-038 | 954 North Traub Avenue

Center Township, Council District #12, zoned D-5 (W-1)
Curtis Smith, by Vince Braun

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 24-foot tall detached garage, taller than the primary building (not permitted).

9. 2025-UV1-016 | 9743 Indian Creek Road South

Franklin Township, Council District #25, zoned D-A
David & Margaret Sisk, by David A. Retherford

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a lawnmower repair business with accessory outdoor storage and operations (not permitted), accessory structures with a two-foot western side yard setback and a two-foot rear yard setback (15-foot side and rear yard setbacks required), and a rear deck resulting in an open space of 82.5% (minimum 85% required), and one portable sign with an area of 6 square feet (not permitted), per filed plan of operation.

10. 2025-UV1-017 | 7323 East Hanna Avenue

Franklin Township, Council District #20, zoned D-A
Hanna Haunted Acres Inc., by David A. Retherford

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a seasonal indoor and outdoor commercial recreational use, including the sale of alcoholic beverages, subject to the filed plan of operation (not permitted).

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov, before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.

This meeting can be viewed live at <https://www.indy.gov/activity/channel-16-live-web-stream>. The recording of this meeting will also be archived (along with recordings of other City/County entities) at <https://www.indy.gov/activity/watch-previously-recorded-programs>.

Member	Appointed By	Term
Peter Nelson, Chair	Mayor's Office	January 1, 2025 – December 21, 2025
David Duncan, Secretary	Mayor's Office	January 1, 2025 – December 21, 2025
Jennifer Whitt	City-County Council	January 1, 2025 – December 21, 2025
Andrew Katona	Metropolitan Development Commissions	January 1, 2025 – December 21, 2025
VACANT	City-County Council	N/A

