Board of Zoning Appeals
Board of Zoning Appeals Division III
(November 24, 2026)
Meeting Agenda

Meeting Details

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

Date: Tuesday, November 24, 2026 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. **2026-SE3-004 | 1735 W. Edgewood Avenue**
   Perry Township, Council District #22, zoned I-3, (FF)
   David Gilman

   Special Exception of the Consolidated Zoning and Subdivision Control Ordinance to provide for a commercial parking lot (special exception required) and a variance and use of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for truck storage (not permitted within a flood zone).

   ****This petition will be continued to the December 15, 2026 hearing.**

2. **2026-DV3-044 | 4914 South Meridian Street**
   Perry Township, Council District #22, zoned D-A
   Matthew Bowen

   Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall perimeter black chain link fence (maximum 3.5-foot-tall fence permitted in front yards).

   ****This petition will be continued to the December 15, 2026 hearing.**

3. **2026-UV3-021 | 3665 North Irvington Avenue**
   Warren Township, Council District #9, zoned D-4 (TOD)
   HJJ Scholtens of Scholtens LLC, by Miosotis Adorno

   Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the outdoor storage of commercial vehicles (three box trucks) in D-4 (TOD) (not permitted), and vehicle parts (not permitted). To permit the outdoor storage of commercial vehicles on a non-paved surface (paved required). To permit a 0-foot transitional yard without required landscaping (15-foot transitional yard with landscaping required), and to permit a 72-foot driveway width in the front-yard (maximum width of 30-foot permitted).

   ****This petition has been automatically continued to the December 15, 2026 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. **2026-DV3-046 | 2535 Ethel Avenue**
Center Township, Council District #12, zoned D-5
Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a single-family detached dwelling with a 5-foot front setback (12-foot permitted).

5. **2026-DV3-047 | 1501 Kennington Street**
Center Township, Council District #18, zoned D-5
DMD, by Richard Acevedo

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow a minimum lot width of 38 feet (60 feet required), a minimum lot size area of 3,250 SF (7,200 SF required), a zero-corner side yard setback (8 feet required) with a front yard setback of 35 feet (10-19.9 feet required) for the construction of a residential duplex.

6. **2026-DV3-048 (Amended) | 2511, 2513, 2516, 2517, 2518, 2519, 2522, 2523, 2524, 2525, 2528, 2529, 2530, 2531, 2534, 2535, 2536, 2537, 2540, 2541, 2542 & 2543 Walker Place**
Center Township, Council District #19, zoned D-5II
IHR Builders LLC & Walker Place Equity Fund LLC, by Joe Calderon (Barnes & Thornburg LLP)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for residential development with front-loaded garages in front of the front building line (not permitted) and with front-loaded garages comprising between 46.1% and 50% of the front façade (prohibited if over 45% of the façade).

7. **2026-DV3-049 | 1159 W 18th Street**
Center Township, Council District #12, zoned C-1
Ryan Gorman, by Veracity (Michael Clust)

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for drive access off 18th street not exclusive access from abutting alley (greater than 200 feet of frontage on 18th street is required) and to keep the existing fence in current location without the installation of shrubs (3 smalls shrubs per 25 linear feet required).

8. **2026-DV3-050 | 5095 East Thompson Road**
Perry Township, Council District #24, zoned C-4
Suzanne Dark Most & Sharon L. David & BTR Indy I LLC, by Paige Weidner (CESO) & David Bruckmeyer (Sheetz)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a fueling canopy and convenience store with 0 feet of landscaped area along the northern frontage (depth of 10 feet required) and with a 10.2-foot setback for a dumpster enclosure (20 feet required).

9. **2026-UV3-023 | 1310 South West Street**
Center Township, Council District #18, zoned I-4
GDW Realty V LLC, by Russell Brown

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit a 1,600 square-foot customer sales area with items exceeding 75 lbs. (not permitted).

10. **2026-UV3-024 | 1901 North Rural Street**
Center Township, Council District #13, zoned MU-1 (TOD)
Stacey Munns

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of outdoor storage of tires and outdoor services of existing tire shop (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. **2026-DV3-042 | 240 South Pennsylvania Street**
Center Township, Council District #18, zoned CBD-2 (FF) (RC) (TOD)
Boxcar Development, LLC, by Jennifer Milliken

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for permanent banner signs on the east façade of a proposed entertainment facility and projecting into the right-of-way of Pennsylvania Street (only temporary banner signs permitted and banner signs not permitted in the right-of-way).

12. **2026-UV3-018 | 5135 East 10th Street**
Warren Township, Council District #14, zoned C-4
Bhatti Brothers, Inc, by Joseph Csikos

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 160-square foot accessory storage container (not permitted), with a one-foot south side transitional yard setback (10-foot transitional yard setback required).

13. **2026-UV3-019 | 11650 East 30th Street**
Warren Township, Council District #15, zoned D-A
Kadeem Aman Brogan, by Clark, Quinn, Moses, Scott, & Grahn, LLP

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for indoor/outdoor recreation and entertainment (not permitted in D-A) and to allow for the parking of commercial vehicles not intended for agricultural purposes (parking of commercial vehicles and equipment only permitted in D-A if related to agricultural uses).

Variance of Development Standards to allow for an unpaved surface parking area (only permitted in D-A if related to agricultural, animal-related, and food production uses).

PETITIONS FOR PUBLIC HEARING (New Petitions):

14. **2026-UV3-022 | 3739 North Illinois Street**
Center Township, Council District #8, zoned C-4 / D-8 (TOD)
Dolina Development LLC, by Todd Surinak

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit expansion of office space for professional services and light fabrication (not permitted in D-8).

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
Joanna Taft, Chair	Metropolitan Development Commission	January 1, 2025 – December 21, 2025
Bryan Hannon, Vice-Chair	Mayor's Office	January 1, 2025 – December 21, 2025

Rayanna Binder, Secretary	Mayor's Office	January 1, 2025 – December 21, 2025
Rod Bohannon	City-County Council	January 1, 2025 – December 21, 2025
Percy Bland	City-County Council	January 1, 2025 – December 21, 2025