



**Board of Zoning Appeals
Board of Zoning Appeals Division III
(September 16, 2025)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, September 16, 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

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-SE2-003 | 21 Virginia Avenue, 122 & 130 East Maryland Street

Center Township, Council District #18, zoned CBD-1 (RC) (TOD)

Virginia Street Capital LLC, by Brian Schubert

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for 1). a parking garage within the CBD-1 District (special exception required), and 2). vehicular access for the parking garage from two streets within the CBD-1 District (special exception required).

**** Request to continue to the October 21, 2025, hearing**

2. 2025-DV3-016 | 2360 Prospect Street

Center Township, Council District #18, zoned C-4

Linda Thompson, by Daniel Newton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot-tall perimeter chain link fence within the required clear-sight triangular area (maximum 3.5-foot-tall fence permitted in front yards, chain link not permitted within front yards, encroachment into the clear-sight triangle not permitted).

**** Request to continue to the October 21, 2025, hearing**

3. 2025-DV3-020 (Amended) | 4102 Madison Avenue

Perry Township, Council District #23, zoned C-4 (TOD)

Sanchez Family Inc., by Kevin Lawrence

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eating establishment with a covered porch within the right-of-way of Castle Avenue (not permitted), deficient landscaping, reduced off-street parking, with parking spaces and maneuverability within the right-of-way of Madison Avenue (15 spaces required, parking spaces and maneuverability within street rights-of-way not permitted).

**** Request to continue to the October 21, 2025, hearing**

4. 2025-DV3-028 | 1305 Lichtenburg Road

Warren Township, Council District #20, zoned D-A

Lisa Latham, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 1,890-square-foot detached accessory structure, with a larger footprint and five-feet taller than the primary building (accessory structures must be smaller and shorter than primary building).

**** Request to continue to the October 21, 2025, hearing**

5. 2025-DV3-029 | 8600 Madison Avenue

Perry Township, Council District #23, zoned C-3 / C-1 (TOD)
Francis Michael Laux, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building encroaching 35 feet within a Category Two Stream Protection Corridor and a parking area within an easement (encroachment of stream protection corridors and easements not permitted).

**** Request to continue to the October 21, 2025, hearing**

6. 2025-DV3-031 (Amended) | 143 Washington Pointe Drive

Warren Township, Council District #20, zoned C-4 (TOD)
Net Lease Properties, by Timothy Ochs and Jennifer Milliken, Ice Miller LLP

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishing and associated drive-through with a front building line of 34.4% along Washington Street (80 percent required) and a parking area containing 10 vehicle spaces (maximum 8 spaces permitted).

**** Request to continue to the October 21, 2025, hearing**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2025-MO3-001 | 8455 US 31

Perry Township, Council District #23, zoned C-5
Rohrman Family Realty LP., by Ed Williams

Modification of the grant of 2014-DV3-017, to update compliance of the filed elevation to one file-dated August 1, 2025.

8. 2025-UV3-021 | 4038 & 4040 Otterbein Avenue

Perry Township, Council District #23, zoned D-4 (TOD)
Robert Lopez, by Anthony S. Ridolfo

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 1,172 square foot second primary building with a 3.5-foot western side yard setback and a six-foot rear yard setback (one primary building permitted per lot, four-foot side, 20-foot rear yard setbacks required).

9. 2025-UV3-025 | 3005 Carson Avenue

Perry Township, Council District #19, zoned C-5 / C-1 (TOD)
Star Group Investments LLC, by Raymond A. Basile

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a pole sign and canopy sign, both containing digital display within 100 feet and 40 feet from a protected district, respectively (digital display not permitted within 400 feet of protected districts), with the pole sign maintaining a 2.5-foot setback from Troy Avenue (five feet required).

10. 2025-UV3-027 | 2955 North Meridian Street

Center Township, Council District #12, zoned C-1 (C-S pending) (TOD)
NCD 2955 Indy IN LLC, by Misha Rabinowitch

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the improvement of surface parking areas on a lot fronting on Meridian Street within the Regional Center (prohibited).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. 2025-DV3-023 (Amended) | 3640 North Post Road

Warren Township, Council District #9, zoned C-4 (TOD)
Post Holdings LLC, by Patrick Rooney

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a fifth freestanding sign along Post Road, within 232 feet and 243 feet of other freestanding signs (maximum of two freestanding signs per frontage, 300-foot separation required).

12. 2025-DV3-025 | 980 South Kitley Avenue

Warren Township, Council District #20, zoned I-4 / I-3
980 Kitley LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding building with a two-foot front yard setback from Kitley Avenue (60 feet required), without required landscaping and sidewalk installation.

13. 2025-UV3-018 | 7802 Hague Road

Lawrence Township, Council District #3, zoned SU-2
Metropolitan School District of Lawrence Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a 12-foot-tall monument sign (five-foot height permitted) with digital display within 80 feet of a protected district (digital display prohibited, 400 feet of separation required).

14. 2025-UV3-023 | 125 South Bonar Avenue

Warren Township, Council District #20, zoned I-2
Rayo Vivar Investments Corp, by Josh Smith

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling, subject to the filed site plan (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

15. 2025-DV3-030 | 1226 McDougal Street

Center Township, Council District #19, zoned D-5 (TOD)
Christopher Hernandez, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a three-foot east side yard setback (seven feet required).

16. 2025-UV3-026 | 2901 North Post Road

Warren Township, Council District #15, zoned SU-1 / D-7 / D-4
Calvary Temple Assembly of God, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the outdoor storage of modular homes, with temporary perimeter fencing of the proposed outdoor storage area (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
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