



# Board of Zoning Appeals Board of Zoning Appeals Division II (January 13, 2026) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, January 13, 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. 2025-DV2-035 | 5100 Knollton Road

Washington Township, Council District #2, zoned D-S (FW) (FF)  
John & Jane Murphy, by Justin and David Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on a lot with 50 feet of street frontage (75 feet required) and a driveway with a front yard setback of 12 feet from Roland Drive, with an accessory structure within the front yard of Roland Drive (accessory structures may not be within front yards).

**\*\*Petitioner to either withdraw or request a continuance to the April 14, 2026 hearing of Division II**

### 2. 2025-UV2-016 | 2949 Brouse Avenue

Center Township, Council District #8, zoned D-5  
Hector Esparza, by Arnolando Gonzales

(Amended) Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the outdoor storage of vehicles awaiting repair (not permitted).

**\*\*Petitioner to request continuance to the February 10, 2026 hearing of Division II**

### 3. 2025-UV2-018 | 1003 West 30th Street

Center Township, Council District #12, zoned C-3  
Skyline General Contracting Corp, by Jorge Gonzales

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a single-family residence (not permitted), per the site plan.

**\*\*Petitioner to request a continuance to the February 10, 2026 hearing of Division II**

## Petitions for Public Hearing

## PETITIONS TO BE EXPEDITED:

**4. 2025-SE3-002 (Amended) | 3620 Developers Road**

Perry Township, Council District #19, zoned C-7  
B-Mac Properties LLC, by Patrick B. McIlvenna

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wireless communications facility with a 150-foot-tall monopole tower and a five-foot lightening rod (maximum height limited to 60 feet), within 150 feet of a dwelling district (500-foot separation required), and without the required perimeter landscape screening (minimum 10-foot landscape yard on all sides required).

**5. 2025-UV1-022 | 4502 East Michigan Street**

Center Township, Council District #13, zoned D-5  
Jose Luis Tapia Camacho, by Justin Kingen

(Amended) 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, and Business, Professional or Government Office uses (not permitted) and a parking area greater than 30-foot wide within the front yards of Linwood Avenue and Michigan Street (not permitted).

**6. 2025-UV2-017 | 853 North Tacoma Avenue**

Center Township, Council District #13, zoned D-5  
Near East Side Renewal, by Joe Smoker

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit rowhouse (not permitted), each with a minimum main floor area of 612 square feet, a front building line of 20 feet from Tacoma Avenue, and a five-foot corner side yard setback (660 square foot main floor area required, maximum 19.9-foot building line permitted, eight-foot corner side yard setback required), with deficient parking, per site plan filed.

**7. 2025-UV2-019 | 7543 Terrace Beach**

Washington Township, Council District #2, zoned D-S  
Adam Gilliatte, by Michael Rabinowitch

(Amended) Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish and provide for the rebuilding of a single-family dwelling on a previous foundation in the floodway and a detached accessory structure in the front yard of Terrace Beach (accessory structures are not permitted in front of primary building), with a three-foot north side setback and a three-foot south side setback (fifteen-foot side setback required), with a six-foot aggregated side setback (35-foot aggregate side yard setback required), on a lot with twenty feet of street frontage (75 feet of frontage required).

**PETITIONS FOR PUBLIC HEARING (Transferred Petitions):**

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**8. 2025-DV2-045 | 8083 Georgetown Road**

Pike Township, Council District #1, zoned D-2  
Raul Flores, by Donald W. Fisher

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 4,000 square-foot accessory building and 2,591 square-foot accessory building, both being larger than the primary building (not permitted) and the 4,000 square-foot building being located within the front yard of the property (not permitted).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**9. 2025-DV2-046 | 2346 Brookside Avenue**

Center Township, Council District #8, zoned D-8 / C-7  
Raul Rosas, by Jorge Gonzales

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with a three-foot east side setback (five-foot side setback required).

**10. 2025-DV2-047 | 2402 Brookside Avenue**

Center Township, Council District #8, zoned D-8  
Braulio Jauregui Barajas, by Leyla Mirena Paz Pineda

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with a two-foot front setback (ten-foot minimum front setback required).

**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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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
Craig Von Deylen, Chair	City-County Council	January 1, 2025 – December 21, 2025
James Duke, Vice-Chair	Mayor's Office	January 1, 2025 – December 21, 2025
Patrice Duckett-Brown, Secretary	City-County Council	January 1, 2025 – December 21, 2025
Beth Brandon	Mayor's Office	January 1, 2025 – December 21, 2025
Tom Barnes	Metropolitan Development Commission	January 1, 2025 – December 21, 2025