



Board of Zoning Appeals Board of Zoning Appeals Division I (November 4, 2025) Meeting Agenda

Meeting Details

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

Date: Tuesday, November 04, 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-UV1-019 | 3040 South Kercheval Drive

Franklin Township, Council District #20, zoned D-5
Harry Hicks Jr.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a shipping container (prohibited) within the front yard, with a zero-foot north side yard setback (accessory structures not permitted within the front yard, seven-foot side yard setbacks required).

****Petitioner to make a request to modify notice requirements of the Rules of Procedure**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-DV1-050 (Amended) | 8888 Keystone Crossing

Washington Township, Council District #4, zoned C-4
MassMutual, by Tyler Ochs

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a fifth skyline sign on a façade, being the sixth on a building (one skyline sign per elevation, maximum of four permitted per building).

****Automatic Continuance filed by a registered neighborhood organization, continuing this to the December 2, 2025 hearing of Division I**

2. 2025-DV1-051 | 5345 West 81st Street

Pike Township, Council District #1, zoned I-3
KR 100 LLP, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a parking and building expansion resulting in two double-loaded rows of parking in front of a building (only one double-loaded row of parking permitted in industrial districts) and a non-compliant green factor score (compliance required).

****Petitioner to request a continuance and transfer to November 18, 2025 hearing of Division II**

3. 2025-UV1-014A | 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).

****Petitioner to request a continuance to the December 2, 2025 hearing of Division I**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

4. 2025-DV1-042 | 8415 West Washington Street

Wayne Township, Council District #17, zoned I-1
Greg & Seth Dotson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two industrial buildings resulting in a 40-foot eastern transitional yard and a 20-foot west side yard setback (50-foot side transitional yard, 30-foot side yard setbacks required).

5. 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.

6. 2025-UV1-015 (Amended) | 488 South Rochester Avenue

Wayne Township, Council District #17, zoned D-5 (TOD)
Kandy Salazar & Leonor 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 into a second primary dwelling (not permitted) with a zero-foot rear yard setback, a one-foot south side setback, and a 16.75-foot tall building height (five-foot rear yard setback and five-foot side yard setback required, second primary dwelling cannot be taller than the first primary dwelling).

PETITIONS FOR PUBLIC HEARING (New Petitions):

7. 2025-DV1-049 | 250, 254, and 258 North Addison Street

Wayne Township, Council District #18, zoned D-5
Agustin Alcauter

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a fence and gate, with a height ranging from 5'4 to 6'3, within the front yard of Addison Street, encroaching within the clear sight triangle of driveways and Addison Street (maximum fence height of 3.5-foot tall permitted, encroachment of clear sight triangle prohibited), and for the placement of a driveway accessed from Addison Street (exclusive access from alleys 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. 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