



## Board of Zoning Appeals Division II (June 9, 2026) Meeting Agenda

### Meeting Details

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

**Date:** Tuesday, June 09, 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

##### **2026-DV2-020 | 951 South White River Parkway Drive West Drive**

Center Township, Council District #18, zoned C-S (RC)

951 South White Parkway LLC, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for deficient internal landscaping for a surface parking lot (internal landscaping totaling 9% of all uncovered vehicle areas required).

**\*\*This petition will be withdrawn.**

### PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2026-DV2-018 | 2230 East 75th Street**

Washington Township, Council District #2, zoned D-S (FF)

Luis Cordon, by Avouch Contractors (David Stevens)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family residence with a 3-foot west side setback and a 9-foot east side setback (15-foot side setback and 35-foot combined side setback required), a 40-foot rear setback (50 feet required), a 36-foot front setback (60-foot setback required based on average setbacks), to permit a minor residential structure in the front yard setback (not permitted), and to provide for development with deficient open space (85% open space required).

**\*\*Staff to request continuance and transfer to the July 7 BZA 1 hearing.**

### Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

#### **2. 2026-DV2-019 | 1244 West 26th Street**

Center Township, Council District #12, zoned D-5 (TOD)

Diane Robert LLC, by Andrew Wert

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 6.4-foot corner side setback (8-foot setback required).

**3. 2026-UV2-007 (Amended) | 1375 West 16th Street**  
 Center Township, Council District #12, zoned I-2 (RC) (W-1)  
 Pine Street Properties LLC, by Justin Kingen

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the following primary uses: Community Centers (not permitted); Offices, Art Galleries, Medical or Dental Offices, Artisan Food and Beverage, Indoor Recreation (permitted only when vacant for 5 or more years); and Eating Establishments or Food Preparation, Hair and Body Care Services (permitted only as accessory use), and to legally establish parking and maneuvering areas within the right-of-way of Harding Street (not permitted).

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

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

**4. 2026-DV2-017 | 921 East 66th Street**  
 Washington Township, Council District #7, zoned MU-2 (FF) (TOD)  
 KMK Cornell LLC, by Joe Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing daycare/preschool with 31% building transparency on the west façade (40% transparency required), a zero to six-foot west transitional yard (15 foot west transitional yard required), with no interior parking lot landscaping (interior parking lot landscaping required for parking lots with 15 or more spaces), a 22-foot wide drive aisle (23-foot wide drive aisle required), without the installation of a public sidewalk along East 66th Street or payment into the sidewalk fund (public sidewalks are required along the entire frontage of abutting public rights-of-way), with a five-foot front setback for existing and proposed parking from 66th Street (25 feet minimum required), a 102-foot wide parking lot (limited to 40% of lot width or 41 feet), 21 parking spaces (23 parking spaces required), with 21 parking spaces at 8' 6" (maximum of 7 parking spaces can be sized for small cars), and with parking in portions of the west transitional yard (not permitted).

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

**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