



Board of Zoning Appeals  
Board of Zoning Appeals Division III  
(June 16, 2026)  
Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, June 16, 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-UV3-008 | 3640 Central Avenue**

Center Township, Council District #8, zoned D-3 / D-8 (TOD)  
Lagrace Properties LLC, by David Gilman

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a substance abuse treatment facility (not permitted).

**\*\*This petition will be withdrawn.**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2026-DV3-014 | 4202 Carson Avenue**

Perry Township, Council District #19, zoned D-A (FW) (FF) / D-6II  
Kevin and Heather Davis

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall fence within the front yard of Carson Avenue (maximum 3.5-foot tall fence permitted) and encroaching within the required clear-sight triangle (not permitted).

**\*\*Staff to request continuance to July 21st on behalf of petitioner.**

#### **2. 2026-DV3-016 (Amended) | 10220 East Washington Street**

Warren Township, Council District #20, zoned C-4 (TOD)  
Indy WS40 LLC, by Barnes & Thornburg LLP

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive through with access provided by Ring Road instead of an alley (drive throughs prohibited within 600 feet of a transit station except where located behind the building and all access is provided by alleys), and for a drive through without an exclusive bypass aisle (bypass aisle required).

**\*\*Petitioner to request continuance to July 21st.**

#### **3. 2026-UV3-007 | 1531 Hunter Road**

Warren Township, Council District #20, zoned D-A  
Joel Gomez & Asuncion Caballero, by Arnoldo Gonzalez

Variance of Use to allow for a 240 foot by 140 foot soccer field with accessory parking and structures (outdoor recreation not permitted within D-A) and a variance of development standards to provide for a side setback of

21 feet and 9 inches (minimum 30 feet required), a rear setback of 21 feet and 6 inches (minimum 75 feet required), to provide for a fence taller than 6 feet (not permitted in D-A), and deficient bike parking (greater of 3 spaces or 10% of required off-street parking spaces required).

**\*\*A Registered Neighborhood Organization has automatically continued this petition to July 21st.**

**4. 2026-UV3-009 | 5 West Epler Avenue**

Perry Township, Council District #22, zoned D-A  
Leedom & Terrell, LLC, by Jacob Bowman

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for commercial and building contractor usage (not permitted in D-A) with outdoor storage and operations (not permitted in D-A).

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

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**5. 2026-DV3-020 | 136, 333 West 14th Street; 120 West 15th Street; 144, 155, 269, 355 West 16th Street; 1801 North Senate Boulevard; 1420, 1609 North Capitol Avenue**

Center Township, Council District #12, zoned HD-2 (TOD) (RC) (W5), CBD-S (TOD) (RC), HD-1 (TOD), Indiana University Health, Inc., by Faegre Drinker Biddle & Reath LLP

Variance of Development Standards to allow for monument signs to:

- Exceed the maximum permitted sign area in the HD-1 district
- Exceed the maximum permitted height in the HD-1 district
- Exceed the maximum permitted sign area in the CBD-S district
- Exceed the maximum permitted height in the CBD-S district
- Be placed within the required setback area of the CBD-S district

Variance of Development Standards to allow for freestanding signs within the HD-1, HD-2, and CBD-S districts to encroach into the right of way

Variance of Development Standards to allow for incidental signs to:

- Exceed the maximum permitted sign area in the HD-2 district
- Be placed within the required setback area in the HD-2 district
- Exceed the maximum permitted sign area in the CBD-S district
- Be placed within the required setback area in the CBD-S district
- Contain digital displays within the CBD-S district

**6. 2026-DV3-021 | 3919 Madison Avenue**

Perry Township, Council District #23, zoned C-7 (TOD)  
HRSV LLC, by Jason Burk

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience store building and fueling canopy with a front building line width of 43 percent (60 percent required).

**7. 2026-DV3-023 | 2147, 2151 and 2155 North Illinois Street**

Center Township, Council District #12, zoned D-8 (RC) (TOD) (WF-5)  
Near North Development Corp., by Phil Votaw

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of three duplex structures, each with a lot width of 40-45 feet, (60-foot lot width required), and with the 2147 duplex encroaching within the clear sight triangle of abutting streets (not permitted).

**8. 2026-DV3-024 | 210 East Maryland Street**

Center Township, Council District #18, zoned CBD-2 (RC) (TOD)  
Capital Improvements Board of Managers of Marion County, by Jennifer Milliken

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a two skyline signs on a building elevation facing Delaware Street (maximum one skyline sign per elevation) with a skyline sign area of 823 square feet (maximum 741 square feet permitted), and for a skyline sign and wall sign

on a building façade facing a private service road (permitted only on elevations facing streets) with a skyline sign area of 805 square feet (maximum 775 square feet permitted).

- 9. 2026-UV3-010 | 2714 North Harding Street**  
Center Township, Council District #12, zoned D-5  
Devon Development Group, LLC, by David Gilman

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a small business consulting classroom and training facility, per plans filed.

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

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

- 10. 2026-SE3-002 | 6309 South Harding Street**  
Perry Township, Council District #22, zoned C-7 (FF) / D-A (FF)  
Amanpreet Singh, by Adam G. Hoffer

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial truck parking lot.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial truck parking use within the Floodway Fringe (not allowed).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 0-foot transitional yard setbacks (20-foot transitional yard required), deficient interior and transitional yard landscaping (required), and truck parking on a gravel surface (not permitted).

- 11. 2026-DV3-017 (Amended) | 949 South Illinois Street**  
Center Township, Council District #18, zoned CBD-2 (RC)  
George Stergiopoulos, by Mark and Kim Crouch

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit building (minimum 5 units required).

- 12. 2026-DV3-019 (Amended) | 6838 South East Street**  
Perry Township, Council District #22, zoned C-1  
CKJ Property LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition and new parking area with a 6-foot front transitional yard setback (20 feet required), a 5-foot rear transitional yard setback (15 feet required), a total of 29 parking spaces (maximum of 24 spaces permitted), and no frontage sidewalks (130 linear feet of sidewalk responsibility).

**\*\*Staff to request continuance due to pending information from INDOT.**

#### **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
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