



Board of Zoning Appeals Board of Zoning Appeals Division III (September 15, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, September 15, 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

2025-DV3-035 | 7930 Castleton Road

Lawrence Township, Council District #4, zoned C-5
Outfront Media LLC, by Alan S. Townsend

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to increase the height of a legally established, legally non-conforming outdoor advertising sign to 60 feet (40-foot maximum height per the grant of 2023-SE3-004).

****This petition will be withdrawn.**

2026-UV3-016 | 2705 East Washington Street

Center Township, Council District #18, zoned I-3 (TOD)
Good News Mission Inc., by Tim Dunlop

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the light retail use of a thrift store (not permitted as a primary use) with accessory outdoor sales and display of merchandise (not permitted).

****This petition will be withdrawn.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-DV3-027 | 1633 East Thompson Road

Perry Township, Council District #23, zoned D-3
Justin Myers

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a detached garage within the established front yard setback (not permitted) and to allow for a parking area in the front yard to exceed the lesser of 30 feet in width or 50% of the lot width (not permitted).

****Petitioner to request continuance to October 20, 2026 hearing.**

2. 2026-DV3-031 | 10401 East Washington Street

Warren Township, Council District #20, zoned C-4 (TOD)
Washington Market Realty, LLC, % Sander Development Company, by Matt Yanda

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a restaurant with a three-foot west side transitional yard (20-foot side transitional yard required), and a 29% front building line (40% front building line in buffer/suburban frontage required).

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. 2026-SE2-001 | 4501 East 32nd Street

Center Township, Council District #8, zoned SU-2 / D-5
Paramount Schools of Excellence LLC, by Joseph Csikos

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed 165-foot-tall wireless communication facility (not permitted).

4. 2026-DV3-032 | 2522 North Butler Avenue

Warren Township, Council District #9, zoned I-2
Eastside Coverage I70 LLC, by Joe Calderon

Variance of Development Standards to permit the erection of a 6-foot-tall wooden privacy fence within the front yard (fences in front yard limited to 3.5 feet in height or may be 4 feet tall if 30% or less opaque).

5. 2026-DV3-036 | 2403 East Thompson Road

Perry Township, Council District #23, zoned D-A
Bruce W. Potts, by Alejandro Lopez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family residence resulting in a 24-foot front yard setback (40 feet required), a 12-foot side yard setback (15 feet required), a 32-foot aggregate side yard setback (75 feet required), an open space ratio of 81% (85% required).

6. 2026-UV3-014 | 4038 & 4040 Otterbein Avenue

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

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for a secondary dwelling unit with a size of 727 square feet (maximum 720 feet permitted) and to allow for a primary and secondary dwelling unit without permanent occupancy by the owner (occupancy of either the primary or secondary dwelling unit by the owner required).

7. 2026-UV3-017 | 2331 Muessing Road

Warren Township, Council District #25, zoned SU-9 (FF)
Paredes Castello LLC, by David Gilman

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a tree service commercial contractor (not permitted) with a 56-foot wide gravel driveway (driveway limited to 30-feet in width, gravel not permitted), with a five-foot north side yard setback and a five-foot south side yard setback, (ten-foot side setbacks required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. 2026-DV3-016A | 10220 East Washington Street

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

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).

9. 2026-UV3-011 | 2001 West Washington Street
Center Township, Council District #18, zoned C-4 (TOD)
Don's Legacy LLC, by Jennifer Wright

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile parts and supply store on a lot greater than 0.5-acre (automobile service and repair prohibited on lots larger than 0.5-acre in the TOD district).

PETITIONS FOR PUBLIC HEARING (New Petitions):

10. 2026-UV3-013 | 5930 McFarland Road
Perry Township, Council District #23, zoned D-A
Noah Worley

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a home occupation (electrical contractor office and material storage) within 500 square feet of an existing 4,000-square-foot accessory structure, to legally establish a 4,000-square-foot accessory structure with a horizontal land area greater than the primary building (accessory building larger than primary building not permitted), and an accessory structure with a 13.5-foot side setback (15-foot side 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. 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