Board of Zoning Appeals
Board of Zoning Appeals Division I
(December 1, 2026)
Meeting Agenda

Meeting Details

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

Date: Tuesday, December 01, 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-DV1-036 | 6317 Askin Drive
Franklin Township, Council District #25, zoned D-P
John L. Hudson Jr. & Kimberly Hudson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for installation of a pool encroaching within a platted easement (not permitted).

****This petition will be withdrawn.**

PETITIONS REQUESTING TO BE CONTINUED:

1. **2026-DV1-059 | 6925 W 38th Street**
Wayne Township, Council District #5, zoned PK-2
Julia Huber

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow a 12-foot beacon incidental sign in the PK-2 zoning district. (Maximum height permitted for incidental signs is 8 feet).

**** Staff request to continue to January 5, 2027.**

2. **2026-UV1-027 (Amended) | 2450 Lafayette Road**
Wayne Township, Council District #11, zoned C-4
Jorge Gonzales

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an existing automobile repair with outdoor storage of inoperable vehicles (not permitted) and encroachment into the required rear transitional yard setback (minimum 20 feet setback requirement), without minimum off-street parking and ADA parking (minimum of four off-street parking space required and one ADA space required).

** **Staff request to continue to January 5, 2027.**

3. **2026-UV1-030 | 1121 S Sheffield Avenue**
Wayne Township, Council District #17, zoned D-5
Andrew Harrill

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish a detached single-family dwelling as a second primary dwelling built on the same lot as a two-family dwelling (not permitted).

**** Staff request to continue to January 5, 2027.**

4. **2026-UV1-033 | 851 Manhattan Avenue**
   Wayne Township, Council District #17, zoned D-5, FW, TOD
   Sweet Home Rentals LLC, by Virinia Morfin Sarceno

   Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to operate a mobile food trailer (not permitted).

   **** Petitioner request to continue to January 5, 2027.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. **2026-DV1-055 | 3203 East 56th Street**
   Washington Township, Council District #3, zoned D-2
   Brett and Margaret Barnes

   Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached carport with a 10-foot front setback (30 feet required) within the front yard of the property (accessory structures not permitted in front yards), and a driveway width of 65.5 feet (maximum width of 30 feet in residential front yards).

6. **2026-DV1-058 | 1140 Dr MLK Jr Street**
   Center Township, Council District #12, zoned SU-2 (RC)
   Crispus Attucks Highschool, by Michael Cloyd

   Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a new community competition and wellness center resulting in an excessive off-street vehicle parking (1 per 6 students at design capacity), reduction of required interior landscaping (6% of all uncovered vehicles areas required), and to allow parking between building and street frontages (vehicle areas shall be located with a minimum setback of 8 feet and maximum shall be front setback line).

7. **2026-UV1-034 | 456 North Centennial Street**
   Wayne Township, Council District #18, zoned D-5
   Starfish Properties LLC, by Ann Montgomery

   Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide transitional living quarters for up to 8 women and one live-in Lead Person (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. **2026-MO1-003 / 2026-DV1-060 (Amended) | 2380 E 54th Street**
   Washington Township, Council District #7, zoned C-3
   Michigan Road Realty Corporation, by Kelly Shaw

   Modification of a statement of commitments placed on the subject property under 2005-UV1-008 to remove a commitment prohibiting the outdoor seating area to be enclosed by a permanent roof or awning and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to permit the permanent awning to encroach into the minimum required front setback of 10 feet (not permitted).

9. **2026-DV1-047 | 2502 N. Delaware Avenue**
   Center Township, Council District #12, zoned MU-2
   Shawn Jones

   Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor seating to the north of Building ‘A’ with planting and no other landscaping at a two-foot north side transitional yard setback (minimum 15-foot transitional side yard with landscaping required).

10. **2026-DV3-011 | 3603 South Meridian Street**
Perry Township, Council District #18, zoned SU-1 (FF)
Roman Catholic Archdiocese of Indianapolis, Properties Inc as Trustee for St Roch, Catholic Church Indianapolis Inc., by Wooton Hoy (John Cross)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit an 8-foot fence located within the clear sight triangle (not permitted).

11. **2026-UV1-025 (Amended) | 2040 North Emerson Avenue**
Center Township, Council District #13, zoned C-4
Thind Property Group LLC, by Joseph Csikos

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage and repair of vehicles (not permitted) with 3-foot and 5-foot front yard setbacks of parking areas (10 feet required), a 6-foot southern transitional yard setback (8 feet required), and deficient landscaping and outdoor storage screening (required).

12. **2026-UV1-028 | 625 Foltz Street**
Wayne Township, Council District #17, zoned D-4
Ruby Ramirez

Variance of Use of the Consolidated Zoning Ordinance to permit the storage of construction materials (not permitted), storage of construction equipment (not permitted) and the storage of trailers and vehicles (not permitted).

13. **2026-UV1-029 | 431 North Holmes Avenue**
Wayne Township, Council District #18, zoned I-3
Brook Transport LLC, by David Dearing

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit the display of automobiles for sale (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

14. **2026-DV1-056 | 5215 Chelsea Road**
Wayne Township, Council District #17, zoned D-3
Brenda Ibarra, by Jack Dillon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 72-inch-tall fence (42-inch permitted) in the front yard.

15. **2026-DV1-057 | 4251 Evanston Avenue**
Washington Township, Council District #8, zoned D-5
LaTroya Rucker

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to allow for the establishment of a fence height of 6-feet within a front yard (3.5-feet maximum permitted).

16. **2026-UV1-031 | 9102 North Meridian Street**
Washington Township, Council District #2, zoned C-1
BT Law, by Joe Caleron

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a walk-up/drive through beverage/baked goods facility on an under-utilized portion of an existing office parking lot with drive through stacking spaces to be located between 91st Street and North Meridian Street (not permitted).

17. **2026-UV1-032 | 7947 Southeastern Avenue**
Franklin Township, Council District #20, zoned C-3
Behrnhite LLC, by Rick Hite

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the operation of a Commercial and Building Contractors use classification to include associated office, shop and training facilities not permitted by right.

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