



**Board of Zoning Appeals  
Board of Zoning Appeals Division III (May  
20, 2025)  
Meeting Agenda**

**Meeting Details**

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

**Date:** Tuesday, May 20, 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-UV3-009 | 718 East Georgia Street**

Center Township, Council District #18, zoned CBD-2 (RC) (TOD)  
VUE LLC, by Stephanie L. Fall

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a trash disposal facility (not permitted).

**\*\*Withdrawn**

**PETITIONS REQUESTING TO BE CONTINUED:**

**1. 2025-UV3-004 | 5284 38th Street North Drive**

Lawrence Township, Council District #9, zoned SU-1 (TOD)  
The National Bank of Indianapolis, by Joseph D. Calderon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a freestanding Automated Teller Machine (ATM) (not permitted).

**\*\*Petitioner to request a continuance to the June 17, 2025 hearing of Division III**

**2. 2025-UV3-006 | 2308 Shelby Street**

Center Township, Council District #19, zoned C-3 (TOD)  
Walter Resinos

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor recreation and entertainment (not permitted) on a proposed deck with a 2.5-foot setback from Shelby Street, a 3.7-foot setback from Hervey Street, and encroaching within the clear sight triangle of their intersection (10-foot front yard setbacks required, encroachment of clear sight triangles not permitted).

**\*\*Petition to be continued to the June 17, 2025 hearing of Division III due to insufficient notice**

**3. 2025-UV3-008 | 1231 West Troy Avenue**

Perry Township, Council District #22, zoned C-5 (FF)  
JAAK Properties LLC, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a towing facility (not permitted).

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**4. 2025-DV3-012 | 8215 US 31**

Perry Township, Council District #23, zoned C-3 (FF)  
Flatlander Properties LLC

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the renovation of an existing commercial building resulting in a front transparency of 20 percent (40 percent required).

**5. 2025-DV3-013 | 1106 West 28th Street**

Center Township, Council District #12, zoned D-5  
Canal Village III, LP, by Elizabeth Bentz Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on each lot, with three-foot side yard setbacks, per the filed site plans (five-feet required).

**6. 2025-DV3-014 | 6411 East 82nd Street**

Lawrence Township, Council District #4, zoned C-4 / C-S  
7Venture, Inc., by Timothy Ochs and Jennifer Milliken

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eating establishing with seven parking spaces provided (maximum five permitted) and with one stacking space within the front yard of 82nd Street (not permitted).

**7. 2025-UV3-005 | 5109 Hardegan Street**

Perry Township, Council District #23, zoned D-3  
Jonathan & Brenda Scotten, by Victoria Katterhenry

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a secondary dwelling unit without an entry visible from the right-of-way (required).

**8. 2025-UV3-010 | 1302 & 1322 Columbia Avenue**

Center Township, Council District #13, zoned C-4  
Heath Properties LLC, by Amy Lapka

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a garden center with outdoor sales (not permitted) and a bar with outdoor entertainment (not permitted) with a total of 19 parking spaces (32 required), with nine spaces maintaining a zero-foot setback from and maneuvering within the right-of-way of Columbia Avenue, and a gravel parking lot at 1322 Columbia Avenue (hard surface required) with a zero-foot front yard setback from Columbia Avenue and an office trailer and outdoor seating area with a zero-foot front yard setback from 13th Street (10 feet required).

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

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

**9. 2024-DV3-037 (Amended) | 1625 Shelby Street**

Center Township, Council District #18, zoned C-3 (TOD)  
Jugaad LLC, by David Retherford

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience store with a front building line width ratio of 10.64 (80 percent required) and deficient transparency along Shelby Street (40 percent required), and with deficient landscaping.

**10. 2025-DV3-010 (2nd Amended) | 909 Wright Street**

Center Township, Council District #18, zoned D-8 (TOD) (RC)  
8424 Bravestone LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a three-foot south side yard setback (five-feet required), a three-foot rear yard setback (20 feet required), an open space of 30 percent (40 percent required) and a front-loaded carport.

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

**11. 2025-UV3-007 | 3960 Baker Drive**

Lawrence Township, Council District #15, zoned D-5  
Joanne Springer, by Roger W. Upchurch

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction and use of a daycare center (not permitted) with deficient parking (7 spaces 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](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.**