



Board of Zoning Appeals Board of Zoning Appeals Division III Meeting Agenda

Meeting Details

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

Date: Tuesday, November 25, 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-UV3-028 | 1255 Roosevelt Avenue

Center Township, Council District #13, zoned I-4 / C-S
1255 Roosevelt Partners LLC, by Tyler Ochs

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

****Petitioner to request withdrawal**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-DV3-020 (Amended) | 4102 Madison Avenue

Perry Township, Council District #23, zoned C-4 (TOD)
Sanchez Family Inc., by Kevin Lawrence

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eating establishment with a covered porch within the right-of-way of Castle Avenue (not permitted), deficient landscaping, reduced off-street parking, with parking spaces and maneuverability within the right-of-way of Madison Avenue (15 spaces required, parking spaces and maneuverability within street rights-of-way not permitted).

****Petitioner to request a continuance, continuing this petition to the December 16, 2025 hearing of Division III**

2. 2025-DV3-029 | 8600 Madison Avenue

Perry Township, Council District #23, zoned C-3 / C-1 (TOD)
Francis Michael Laux, by Justin & David Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building encroaching 35 feet within a Category Two Stream Protection Corridor and a parking area within an easement (encroachment of stream protection corridors and easements not permitted).

****Petitioner to request a continuance, continuing this petition to the December 16, 2025 hearing of Division III**

3. 2025-DV3-034 | 7110, 7200, 7202 & 7304 East 21st Street

Warren Township, Council District #9, zoned C-4 (FW)
7202 East (Indianapolis) Tanford LLC, by Lisa Argue

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of four freestanding signs within an integrated center along East 21st Street, with a minimum of 45 feet

of separation (maximum two freestanding signs along a frontage permitted, 300-foot separation required), with setbacks along East 21st Street ranging from two feet to zero-feet and encroaching within the right-of-way (five-foot setback required, encroachments not permitted) and the installation of a new sign cabinet on the existing pole sign along I-465, resulting in a height of 52.17 feet (maximum height of 20 feet permitted).

****Automatic continuance filed by a registered neighborhood organization, continuing this petition to the December 16, 2025 hearing of Division III**

4. 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).

****Staff to request a continuance on behalf of the petitioner, continuing this petition to the December 16, 2025 hearing of Division III**

5. 2025-UV3-035 | 10211 Hidden Meadow Lane

Warren Township, Council District #20, zoned D-A (TOD)
Sally & Justin Groff

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a landscape contractor, subject to the filed plan of operation (not permitted).

****Automatic continuance filed by a registered neighborhood organization, continuing this petition to the December 16, 2025 hearing of Division III**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

6. 2025-DV3-036 | 2065 Columbia Avenue

Center Township, Council District #13, zoned I-3
River West 3 LLC, by Adam DeHart

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding building with a 12.4-foot southern transitional yard (40 feet required).

7. 2025-DV3-037 | 3331 North Hawthorne Lane

Warren Township, Council District #9, zoned D-4
Indy Real Estate Consulting LLC, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on an 82-foot wide lot (90 feet required).

8. 2025-UV3-031 | 4240 Bluff Road

Perry Township, Council District #22, zoned SU-7
Otis James & Tonya Haimes, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a three-unit apartment (not permitted).

9. 2025-UV3-032 | 1044 St. Patrick Street

Center Township, Council District #18, zoned C-4 (TOD)
Murphy Arts Center LLC, by Misha Rabinowitch

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an outdoor entertainment venue, for one year, subject to the filed plan of operation (not permitted) with reductions in required parking (16 spaces required) and temporary placement of both unscreened service areas in a front yard and improvements with a 0-foot front yard setback (screening of service areas and 10-foot setback required) with temporary stage, shipping containers, and other improvements encroaching within an alley right-of-way (encroachments not permitted).

10. 2025-UV3-033 | 5900 South East Street

Perry Township, Council District #22, zoned C-1 / D-A
David & Melissa Stehlik, by Rachael Sloop and Eric Prime

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of a musical instrument manufacturing and repair facility, subject to the filed site plan and plan of operation (not permitted).

11. 2025-UV3-034 | 1147 East Troy Avenue

Perry Township, Council District #19, zoned C-5 (TOD)
ARA Investments LLC, by Raymond A. Basile

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of two shipping containers for permanent storage (not permitted).

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