



Board of Zoning Appeals Board of Zoning Appeals Division II Meeting Agenda

Meeting Details

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

Date: Tuesday, December 09, 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

PETITIONS REQUESTING TO BE CONTINUED:

1. **2025-DV2-045 | 8083 Georgetown Road**
Pike Township, Council District #1, zoned D-2
Raul Flores, by Donald W. Fisher

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 4,000 square-foot accessory building and 2,591 square-foot accessory building, both being larger than the primary building (not permitted) and the 4,000 square-foot building being located within the front yard of the property (not permitted).

****Automatic continuance filed a registered neighborhood organization, continuing this to the January 13, 2026 hearing of Division II**

2. **2025-UV2-017 | 853 North Tacoma Avenue**
Center Township, Council District #13, zoned D-5
Near East Area Renewal, by Joe Smoker

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit rowhouse (not permitted), each with a minimum main floor area of 612 square feet, a front building line of 20 feet from Tacoma Avenue, and a five-foot corner side yard setback (660 square foot main floor area required, maximum 19.9-foot building line permitted, eight-foot corner side yard setback required), with deficient parking, per site plan filed.

****Petitioner to request a continuance to the January 13, 2026 hearing of Division II**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. **2025-SE2-004 (Amended) | 6358 North College Avenue**
Washington Township, Council District #2, zoned D-7 (TOD) (FF)
Nalja Osman Inc., by Nicole Anderson

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a daycare center, subject to the filed plan of operation.

Variance of Use to provide for a daycare center within the Floodway Fringe (not permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-space parking area (minimum nine spaces required).

4. 2025-SE2-005 | 5167 North College Avenue

Washington Township, Council District #7, zoned C-3 (TOD)
52 College Avenue LLC, by Samuel Lewis

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a tattoo parlor (special exception required).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a tattoo parlor within 40 feet of a protected district (500 feet required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

5. 2025-UV1-022 | 4502 East Michigan Street

Washington Township, Council District #13, Zoned D-5
Jose Luis Tapia Camacho, by Justin Kingen

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an Automobile, Motorcycle and Light Vehicle Service or Repair facility and all C-3 uses (not permitted) and a parking area greater than 30-foot wide within the front yards of Linwood Avenue and Michigan Street (not permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

6. 2025-DV2-041 | 1867 Singleton Street

Center Township, Council District #18, zoned D-5
AJAMAGIR LLC, by Elliot Gibson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for enclosure of an existing front porch, resulting in the lack of a primary entry feature along the front façade (required).

7. 2025-DV2-043 (Amended) | 4360 Kessler Boulevard North Drive

Washington Township, Council District #6, zoned D-2
Tomasia Torres and Minerva Gomez, by Arnoldo Gonzales

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall fence and wall within the front yards of Sylvan Road and Kessler Boulevard, encroaching within the right-of-way of Sylvan Road and the clear sight triangle of each driveway along Sylvan Road (maximum 3.5-foot tall fence permitted, encroachment of rights-of-way and clear sight triangles prohibited).

8. 2025-UV2-013 | 148 West 38th Street

Washington Township, Council District #7, zoned C-4
Martin Petroleum Inc., by Jamilah Mintze

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile fueling station within 1,555 feet of a transit station (1/2-mile separation required) and a convenience store with a one and a half-foot eastern transitional yard and a service area with a zero-foot eastern transitional yard (eight-foot transitional yard required) with deficient frontage and transitional yard landscaping.

9. 2025-UV2-014 (Amended) | 15 and 19 Iowa Street

Center Township, Council District #18, zoned D-5
Shannon Moody, by David E. Dearing

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the use of two shipping containers as a detached garage (commercial vehicles not permitted).

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. 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
Craig Von Deylen, Chair	City-County Council	January 1, 2025 – December 21, 2025
James Duke, Vice-Chair	Mayor's Office	January 1, 2025 – December 21, 2025
Patrice Duckett-Brown, Secretary	City-County Council	January 1, 2025 – December 21, 2025
Beth Brandon	Mayor's Office	January 1, 2025 – December 21, 2025
Tom Barnes	Metropolitan Development Commission	January 1, 2025 – December 21, 2025