



Board of Zoning Appeals Board of Zoning Appeals Division I (October 6, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, October 06, 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-DV1-035 | 7485 Central Avenue (Town of Meridian Hills)

Washington Township, Council District #2, zoned D-1

Chris Duke & Timothy Moffit by Matt Petyon/Chris Duke

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a 6-foot fence in the front yard (fence height in the front yard limited to 3.5 feet or 4 feet when 30% or less opaque).

****Petitioner to request withdrawal of petition.**

2026DV1042 | 1039 Kessler Blvd East Drive

Washington Township, Council District #7, zoned D-4

Eric West

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 23-foot, 3-inch detached garage with a pitched roof to accommodate an overhead attic storage space for residential household items (accessory structures not permitted to be taller than the primary dwelling).

****Petitioner has requested withdrawal of petition.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 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).

****Staff on behalf of petitioner to request continuance to December 1, 2026.**

2. 2026-UV1-002 | 5301 West 56th Street

Pike Township, Council District #6, zoned D-A (FF) (FW)

Mirza W. A. Baig, by David Kingen and Justin Kingen

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish a four-unit apartment building as a second primary structure on a lot (not permitted).

****Staff to recommend dismissal of petition.**

3. **2026-UV1-020 | 3503 North College Avenue**
Center Township, Council District #8, zoned D-5 / C-3
Duelin Transports LLC, by Sean Mastain

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a vehicle storage and commercial parking lot (not permitted) with 0-foot setbacks (10-foot front setback, 7-foot side setback, and 20-foot rear setback required), deficient landscaping (required), and without striping of parking stalls (required), enclosed by a six-foot-tall perimeter chain link fence utilizing barbed wire and within the clear-sight triangle (maximum 3.5-foot-tall fence permitted in front yards, chain link not permitted within front yards, barbed wire not permitted, encroachment into clear-sight triangle not permitted).

****Staff on behalf of petitioner to request continuance to November 10, 2026.**

4. **2026-UV1-026 | 3434 Garden Avenue**
Wayne Township, Council District #16, zoned D-5
Pat Rooney

Variance of Use and Development Standards of the Consolidated Zoning Ordinance to permit vehicle repair in a D-5 zone (not permitted), 13-foot front corner setback on Garden Ave (20-foot required), seven-foot front corner setback on Tibbs Ave (20-foot required), seven-foot side setback (10-foot required).

****Staff to request continuance to November 10, 2026.**

5. **2026-UV1-027 | 2450 Lafayette Road**
Wayne Township, Council District #11, zoned C-4
Jorge Gonzales

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an existing automobile repair shop under its current condition and allow the existing security fence to remain at its current height and within the front location (maximum height in front yard is 5-feet).

****Petitioner to request continuance to November 10, 2026 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. **2026-DV1-031 (Amended) | 4850 West 78th Street**
Pike Township, Council District #6, zoned I-2 (FF) / I-3
West 78th Street LLC, by Russell Webster

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for placement of 6-foot tall fence in front yards (maximum 3.5-foot fence permitted in I-2 areas), partially within the required clear-sight triangular area of 78th and Georgetown (not permitted), and partially within easements (not permitted).

7. **2026-DV1-043 | 820 West 54th Street**
Washington Township, Council District #7, zoned D-5
Caroline Kirk by Hannah Able

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit a detached garage in the front yard of an existing single-family detached residence (not permitted).

8. **2026-DV1-044 | 2674 Shirley Drive**
Wayne Township, Council District #11, zoned D-5
Jesse Martinez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a new carport to replace the existing old carport in the same location with a 1-foot side yard setback (required 7 feet side yard setback).

9. 2026-DV1-046 | 6145 North Ewing Street

Washington Township, Council District #3, zoned D-S
Jonathan L. Mayes

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a detached accessory structure (detached garage and secondary dwelling unit) with an 8-foot side-yard setback (15-feet required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

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 in the front yard (fences taller than 4 feet not permitted in front yards) and located within the clear sight triangle (not permitted).

11. 2026-UV1-022 | 3441 West Washington Street

Wayne Township, Council District #17, zoned I-3 (FF) (TOD)
Jesus Ivan Ibarra Tamayo

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an Automobile, Motorcycle and Light Vehicle Sales or Rental facility, (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

12. 2026-DV1-045 | 4634 West Naomi Street

Wayne Township, Council District #17, zoned D-5
Vicki McClain and Heather Rashel

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit an 8-foot fence (maximum permitted 6-foot) Variance of Development Standards of the Consolidated Zoning and a 1-foot side setback (7-foot required).

13. 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).

14. 2026-UV1-024 | 5699 East 71st Street (5701 East 71st Street)

Washington Township, Council District #3, zoned C-3
Ivy Way LLC, by Jason P. Lueking and Stoll Keenon Ogden PLLC

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for a 200 square foot (20x10) 8-foot-tall outdoor portable storage unit (outdoor storage and operations not permitted in C-3).

15. 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).

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