



Board of Zoning Appeals
Board of Zoning Appeals Division I (April
1, 2025)
Meeting Agenda

Meeting Details

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

Date: Tuesday, April 01, 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-DV1-008 | 1910 Mansfield Street

Center Township, Council District #12, zoned D-5 (W-1)
Delores Williams Bentley

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for driveway access from Mansfield Street (alley access required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

2. 2025-DV1-009 | 8415 West Washington Street

Wayne Township, Council District #17, zoned I-1 / C-3
Greg & Seth Dotson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two buildings, resulting in a 10-foot west side yard setback and a 15-foot east side yard setback (30-foot side yard setbacks required).

3. 2025-DV1-010 | 6901 & 6951 Michigan Road

Pike Township, Council District #6, zoned C-4 / C-S
DPM Michigan Road Self Storage LLC, by J. Murray Clark

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a third freestanding sign along Michigan Road (two permitted).

4. 2025-DV1-011 | 6445 North Illinois Street, Town of Meridian Hills

Washington Township, Council District #2, zoned D-1
Joseph & Ellen Hawkins, by Hannah Able

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition, including the replacement of an attached garage, resulting in a 12-foot north side yard setback (15 feet required).

5. 2025-DV1-012 | 8130 Rockville Road

Wayne Township, Council District #17, zoned C-4
Kroger Limited Partnership I, by Damiane Hana

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the alteration of an existing freestanding sign requiring compliance with the sign regulations, including being the third freestanding sign along Rockville Road and being within 210 feet of an existing sign to the east (maximum two signs permitted along a frontage, 300 feet of separation required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

6. 2025-DV1-013 (Amended) | 1933 West 64th Street

Washington Township, Council District #2, zoned D-A
Ingris Maribel Velasquez Fuentes, by Epifanio Carbajal

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an inground swimming pool resulting in an open space of 67 percent (85 percent required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

7. 2025-DV1-014 | 7612 West 93rd Street

Pike Township, Council District #1, zoned D-1
Ronald James Christie II & Asako Christie

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn within the front yard of West 93rd Street and Fanchon Drive (not permitted).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

8. 2025-DV1-015 | 909 North Pershing Avenue

Wayne Township, Council District #12, zoned D-8
Indianapolis Neighborhood Housing Partnership, by Jeff Hasser

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on an existing foundation (not permitted) with a zero-foot north side yard setback (three-feet required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

9. 2025-UV1-004 | 3950 Meadows Drive

Washington Township, Council District #8, zoned C-4 / DP (TOD)
Health & Hospital Corporation, by Mark VanderWoude

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an emergency services fleet terminal (not permitted) and construction of a building with a front building line of 19 feet and width encompassing 18 percent of the lot width (maximum 10-foot building line permitted, 80 percent lot width required) with no public entry along Meadows Drive (required) and 16 percent transparency along Meadows Drive (60 percent required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

10. 2025-UV1-005 | 2225 East 10th Street

Center Township, Council District #13, zoned MU-1
1800 BLOK LLC, by Paul J. Lambie

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor (not permitted) and two parking spaces provided (five required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

11. 2025-DV1-004 | 1135 & 1141 North Tacoma Avenue

Center Township, Council District #13, zoned D-5
Ariana & Joel Mathews, by Paul J. Lambie

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on each of the two lots with deficient lot widths of 45 and 40 feet, respectively (60-foot lot width required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

12. 2025-DV1-003 | 2703 Cardigan Road

Pike Township, Council District #1, zoned D-3 / D-A
Jose Luis Martinez Marcial, by Arnoldo Gonzales Vasquez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 53-foot-wide parking area within the front yard (maximum 30-foot width permitted).

13. 2025-DV1-005 | 6462 Broadway Street

Washington Township, Council District #2, zoned D-4 (TOD) (FF)
Melissa Jackson and Andrew Mehlhop, by Hannah Able

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage addition with a one-foot south side yard setback (four feet required) and a three-foot rear yard setback (five feet required).

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.