



Board of Zoning Appeals Board of Zoning Appeals Division II (September 8, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, September 08, 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-DV1-025 (Rescheduled) | 7279 North Keystone Avenue

Washington Township, Council District #3, zoned C-4 (FF)

Midland Realty LLC, by Greg Dempsey

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station and convenience store with deficient north side building facade transparency (40 percent required), per plans submitted.

****Petitioner to request withdrawal.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-DV2-027 | 7009 W Thompson Road

Decatur Township, Council District #21, zoned C-S

Indy's Finest Fence, by Rocky Morton

Variance of Development Standards to allow for a lot with asphalt millings (asphalt pavement required), an 8-foot privacy fence (maximum 3 ½ foot required), 0-foot transitional yard (15-foot required), exceeding the maximum outdoor storage (limited to 25% of outdoor building area), no landscaping (landscaping and trees required).

****Staff to request continuance to October 13, 2026 due to deficient notice.**

2. 2026-UV2-011 | 8450 Georgetown Road

Pike Township, Council District #15, zoned I-2

Kyle Davis, J.B. Hunt

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a maintenance shop with associated office space and secure parking, supporting internal company operations with truck and trailing equipment (not permitted).

****This petition has been automatically continued to the October 13, 2026 hearing.**

3. 2026-UV2-012 | 1701 East New York Street

Center Township, Council District #13, zoned C-3

Sheref Nessem, by Justin Kingen

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish an auto repair use (tire sales and installation business), which is not permitted in C-3.

****Petitioner to request continuance to October 13, 2026.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2026-DV2-022 (Amended) | 200 and 206 North Rural Avenue

Center Township, Council District #13, zoned D-9 (TOD)
Englewood Community Development Corporation

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a medium apartment building development with a minimum lot area of 9,422 square feet (minimum lot area 12,000 square feet required), with a minimum lot width of 75 feet (minimum lot width 100 feet required), with five off-site parking spaces provided (19 off-street parking spaces required), and to provide for minimum livability space ratio of 0.34 (minimum 0.75 required), and for a floor area ratio of 1.20 (maximum 0.50 permitted).

5. 2026-DV2-025 | 6160 Evanston Avenue

Washington Township, Council District #7, zoned D-5
James and Tanya Lott

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a detached accessory structure with a 4-foot south side setback (5-foot side setback required), and a 4-foot rear setback (5-foot rear setback required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

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