



Board of Zoning Appeals
Board of Zoning Appeals Division II (April
14, 2026)
Meeting Agenda

Meeting Details

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

Date: Tuesday, April 14, 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

PETITIONS REQUESTING TO BE CONTINUED:

1. **2025-DV2-035 (Amended) | 5100 Knollton Road**

Washington Township, Council District #2, zoned D-S (FW) (FF)
John & Jane Murphy, by Justin and David Kingen

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a second primary dwelling (not permitted) on a lot with 50 feet of street frontage (75 feet required), a driveway with a front yard setback of 12 feet from Roland Drive (15-foot setback required) and a 150-foot width between the primary dwelling and Roland Drive (maximum 30-foot width permitted), an accessory structure within the front yard of Roland Drive (not permitted), and the removal of heritage trees without prior authorization (not permitted).

****Requires continuance to May 19, 2026 to allow for proper notice****

2. **2026-DV2-009 | 5360 Central Avenue**

Washington Township, Council District #7, zoned D-4
Andrea Jain and Vincent Manganello, by David B. Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a 14-foot rear setback (minimum of 20 feet required).

****Staff to request continuance to May 19, 2026 to allow amended notice****

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. **2026-MO2-001 | 6417 Carrollton Avenue**

Washington Township, Council District #7, zoned MU-1 (FF)
Kickshaw Tattoo, LLC, by Patrick Rooney

Modification of Commitments 1, 2, and 3, related to 87-UV2-85, to permit a tattoo parlor, as described in the Plan of Operation (Commitment 1 permitted only for the preparation and delivery of cakes and desserts), to provide for standard deliveries by USPS, FedEx, UPS and Amazon, with standard deliveries of supplies and inventory and no more than two vehicles at any time (Commitment 2 permitted deliveries with a station wagon and van with no more than two vehicles at any time), to provide for up to ten part-time employees with said

employees working on alternate days, with a maximum of five employees on any given day (Commitment 3 limited the number of employees to the owner and two full-time employees, with occasional seasonal part-time employees) and to provide for a tattoo parlor (not permitted), with a 3.75-foot south side yard setback and a three-foot rear setback (minimum 10-foot side and rear setbacks required).

4. 2026-DV2-005 | 1316 E Minnesota Street

Center Township, Council District #9, zoned D-5 (TOD)
Jaime Cruz and Victor Manuel Rodas Navarro, by Samuel Salzar

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to construct a single-family detached dwelling with side setbacks of 3 feet (minimum 5 feet required).

5. 2026-DV2-008 | 2405, 2407, and 2409 Massachusetts Avenue

Center Township, Council District #8, zoned C-7 / D-8
Braun Investments LLC, by Joseph Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a commercial building, without exclusive access from an improved alley (required).

6. 2026-DV2-012 | 239 East Caven Street

Center Township, Council District #18, zoned D-5
Cohen Property Group LLC, by Mark Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-unit house with a 32-foot wide lot (35-foot wide lot required for multi-unit dwellings).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

7. 2026-DV2-004 | 5935 West 86th Street

Pike Township, Council District #1, zoned C-4
Standard Traders Point LLC, by Mark Bastin

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a monument sign, being the third freestanding sign along the West 86th frontage (maximum two freestanding signs per frontage), and with a separation of 130 and 140 feet from other primary freestanding signs (300-foot separation required).

8. 2026-UV2-003 | 5675 Michigan Road

Washington Township, Council District #2, zoned C-3 (FW) (FF) / D-2 (FF)
5675 Michigan Road LLC, by Joseph D. Calderon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile parts and supply store utilizing the existing structure and parking facilities (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

9. 2026-DV2-006 | 2305 Central Avenue

Center Township, Council District #13, zoned D-8
Becky Drews and Mike Ledbetter, by Arie Lipinski

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 949-square foot secondary dwelling unit, in an existing detached accessory structure (secondary dwelling unit limited to 720 square feet).

10. 2026-DV2-007 | 229 McKim Avenue

Center Township, Council District #18, zoned D-8
Ana Pereira, by Samuel Salazar

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 2.5-story single-family dwelling with the top floor having a 9.5-foot exterior wall face (maximum 2-foot wall face above floor level permitted).

11. 2026-DV2-010 | 1346 West 23rd Street

Center Township, Council District #12, zoned D-5 (W-5)
Michael Caldwell, Jr., by Jonathan Howe

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 1-foot side yard setbacks (5-foot side setbacks required).

12. 2026-DV2-011 | 215 East 33rd Street

Center Township, Council District #8, zoned D-5
Ricky Woolridge

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit a 6-foot fence that is greater than 30% opaque in the front yard (fence height greater than 3.5-feet with opacity greater than 30% not permitted) and located within the clear sight triangle (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
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