



**Board of Zoning Appeals
Board of Zoning Appeals Division II (March
10, 2026)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, March 10, 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-AP2-001 | 1505 East 86th Street

Washington Township, Council District #2, zoned C-4 (TOD)
Paragon Nora LLC, by Joseph D. Calderon

Appeal of the Administrator's Decision determining that the TOD Overlay is geographically tied exclusively to the 2015 IndyGo Comprehensive Operational Analysis (COA).

****Petition to be withdrawn.**

2026-UV2-001 | 1927 North Capitol Avenue

Center Township, Council District #12, zoned HD-2 (TOD) (W-5)
The Uniform House Inc., by Timothy H. Button

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the warehousing and distribution of HVAC and electronic parts (not permitted).

****Petition to be withdrawn.**

2026-UV2-004 | 8841 Zionsville Road

Pike Township, Council District #1, zoned I-4
Cars CNI 2 L P, by Ryan Kumar

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an automobile use (not permitted).

****Petition to be withdrawn.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-DV2-003 | 6801 Stanley Road

Decatur Township, Council District #21, zoned D-3
Claudia and Garcia Aboyetes & Jose M. Chicas, by David Gilman

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for the construction of a second primary dwelling on a lot (not permitted) with the provision of a septic system for each dwelling (connection to public or semipublic sanitary sewer facilities required), and to legally establish a detached accessory structure with a 5.3-foot north side yard setback (minimum 6-foot side yard required).

****Petitioner to request continuance or continuance and transfer to Hearing Examiner as part of a Companion petition**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

2. 2025-DV1-052 (Amended) | 4105 West 93rd Street

Pike Township, Council District #1, zoned I-2 / MU-1
V 465 LLC, by John B. Gregg

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a warehouse exceeding one double-loaded row of parking in front of a building (not permitted) and the removal of heritage trees without prior authorization (not permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

3. 2026-DV2-001 (Amended) | 1781 Sloan Avenue

Center Township, Council District #19, zoned D-2
Victory College Prep Inc., by Andrew Horton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an accessory parking area with a 15-foot front yard setback from both Sloan Avenue and Iowa Street, and a 10-foot front yard setback from Dequincy Street (25-foot front setback required), subject to the submitted site plan.

PETITIONS FOR PUBLIC HEARING (New Petitions):

4. 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).

5. 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).

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