



# Board of Zoning Appeals Board of Zoning Appeals Division I (October 7, 2025) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, October 07, 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

#### **2025-DV1-038 | 954 Traub Avenue**

Center Township, Council District #12, zoned D-5 (W-1)  
Curtis Smith, by Vince Braun

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 672-square foot detached garage, being larger than the 660-square foot primary building (accessory structures are not permitted to be larger than the primary building).

### \*\*Petitioner to withdraw

#### **2025-UV1-018 | 7526 Southeastern Avenue**

Franklin Township, Council District #20, zoned D-A / D-5  
Kevin Powell, by Thomas R. Steele

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a U-Haul truck rental facility (not permitted) with a gravel parking area with a zero-foot east side yard setback (hard surfaced parking area, 30-foot side yard setback required).

### \*\*Petition to be withdrawn

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2025-DV1-042 | 8415 West Washington Street**

Wayne Township, Council District #17, zoned I-1  
Greg and Seth Dotson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two industrial buildings resulting in a 40-foot eastern transitional yard and a 20-foot west side yard setback (50-foot side transitional yard, 30-foot side yard setbacks required).

### \*\*Automatic Continuance filed by a remonstrator

#### **2. 2025-UV1-015 | 488 South Rochester Avenue**

Wayne Township, Council District #17, zoned D-5 (TOD)  
Kandy Salazar & Leonor Medina, by Kandy Salazar

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an entire garage and proposed addition to a secondary dwelling with a three-foot rear yard

setback, 16.75-foot tall building height and without the property owner living on-site (secondary dwelling required to be connected to an accessory building and the owner must live on-site, five-foot rear yard setback required, accessory buildings cannot be taller than the primary building).

**\*\*Staff requesting a continuance to the November 4, 2025 hearing of Division I in order to provide an amendment require new notice**

**3. 2025-UV1-019 | 3040 South Kercheval Drive**

Franklin Township, Council District #20, zoned D-5  
Harry Hicks Jr.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a shipping container (prohibited) within the front yard, with a zero-foot north side yard setback (accessory structures not permitted within the front yard, seven-foot side yard setbacks required).

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**4. 2025-DV1-039 (Amended) | 8600 and 8710 North College Avenue**

Washington Township, Council District #2, zoned SU-1 (TOD)  
First Baptist Church of Indianapolis, by Brent Bennett

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of two monument signs and a pylon sign, bringing the total number of freestanding signs to five (maximum of two per frontage), with the pylon sign being located within 400 feet of a protected district (600-foot separation required) and the monument signs possessing heights of 7-foot tall and 5.5-foot tall (maximum height of five feet permitted).

**5. 2025-DV1-040 (2nd Amended) | 3725 West 21st Street**

Wayne Township, Council District #11, zoned D-5  
Maria Del Rocio Cortez-Garcia, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a five-foot rear yard setback, and to legally establish an existing detached garage and the two accessory structures within the front yard of Rochester Avenue (20-foot rear yard setback required, accessory buildings within front yards not permitted).

**6. 2025-DV1-041 | 9229 Walton Avenue**

Wayne Township, Council District #17, zoned D-A  
Pamela & Mark Farley

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage and to legally establish detached accessory structures with a five-foot west side yard setback and a three-foot south rear yard setback (15-foot setbacks required) resulting in an open space of 84% (85% required).

**7. 2025-DV1-045 | 5430 Central Avenue**

Washington Township, Council District #7, zoned D-4  
Robert & Christine Broughton, by Randall Green

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition, including an attached garage, resulting in a 9.5-foot rear yard setback (20-foot rear setback required).

**8. 2025-DV1-047 | 5145 North Keystone Avenue**

Washington Township, Council District #2, zoned C-7 (W-5)  
DAST 2 LLC, by Joseph Lese

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the renovation of an existing commercial building resulting in zero percent transparency along the north elevation, 19 percent transparency along the south elevation, a .08 Green Factor, an alternative interior parking landscape

plan and 19 parking spaces (30 percent transparency required for areas of each façade within 50 feet of the right-of-way, 0.22 Green Factor and compliant landscaping required, 36 parking spaces required).

**9. 2025-DV1-048 | 8326 Southern Springs Boulevard**

Franklin Township, Council District #25, zoned D-3  
Diana Allen-Johnson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an open space of 67 percent (70 percent open space required).

**PETITIONS FOR PUBLIC HEARING (Transferred Petitions):**

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**10. 2025-UV1-009 | 5330 West Morris Street**

Wayne Township, Council District #17, zoned C-3 (TOD)  
Adriano Montas, by Arnoldo Gonzalez Vasquez

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an Automobile, Motorcycle, and Light Vehicle Service or Repair facility, with outdoor storage of vehicles awaiting repair (not permitted), with eight parking spaces and zero bicycle parking spaces provided.

**11. 2025-UV1-014 | 6805 Rockville Road**

Wayne Township, Council District #16, zoned D-2  
Margarito Mendoza Galindo, by Tasha Roberts

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor and indoor storage of lawn care equipment, machinery and materials (not permitted) and the installation of a six-foot tall fence and electric gate within the front yard of Eleanor Street (maximum 42-inch fence height permitted).

**12. 2025-UV1-016 | 9743 Indian Creek Road South**

Franklin Township, Council District #25, zoned D-A  
David & Margaret Sisk, by David A. Retherford

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a lawnmower repair business with accessory outdoor storage and operations (not permitted), accessory structures with a two-foot western side yard setback and a two-foot rear yard setback (15-foot side and rear yard setbacks required), and a rear deck resulting in an open space of 82.5% (minimum 85% required), and one portable sign with an area of 6 square feet (not permitted), per filed plan of operation.

**13. 2025-UV1-017 | 7323 East Hanna Avenue**

Franklin Township, Council District #20, zoned D-A  
Hanna Haunted Acres Inc., by David A. Retherford

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a seasonal indoor and outdoor commercial recreational use, including the sale of alcoholic beverages, subject to the filed plan of operation (not permitted).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**14. 2025-DV1-043 | 2429 and 2431 North College Avenue**

Center Township, Council District #8, zoned D-8  
RE Development Group Inc., by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a four-car detached garage, on each lot, with three-foot side yard setbacks (five-foot setbacks required).

**15. 2025-DV1-046 | 201 Shelby Street**

Center Township, Council District #18, zoned I-3  
Progress House Inc., by James Lingenfelter

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for installation of a six-foot-tall chain link fence within the front yard of Bates Street (maximum height of 3.5 feet permitted in front transitional yards).

### 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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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