



Board of Zoning Appeals  
Board of Zoning Appeals Division III (April  
21, 2026)  
Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, April 21, 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. 2026-SE3-001 | 6490 Massachusetts Avenue**

Warren Township, Council District #9, zoned I-2 / I-4 (TOD)  
WEB Property Group LLC, by Tyler Ochs

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a Commercial Parking Lot.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the parking of trucks and semi-trailers within the TOD, on 14.878 acres (not permitted, commercial parking lots limited to a maximum of 2 acres).

**\*\*Staff to request continuance to May 26, 2026 hearing.**

**2. 2026-DV3-009 | 6111 & 6215 Lakehaven Lane**

Perry Township, Council District #22, zoned C-7 (FF) / I-2 (FF)  
Lakehaven Realty LLC & RH Malin, Inc., by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage and rental of heavy construction equipment within 10 feet of the southern property line and of a protected district (30-foot transitional setback and 500-foot separation from protected districts required), utilizing gravel for parking and vehicle maneuvering area (hard surfacing required), and with both a height exceeding 10 feet (not permitted) and with deficient transitional yard landscaping and deficient screening around outdoor storage areas (required).

**\*\*Staff to request continuance to May 26, 2026 hearing to allow additional review.**

**3. 2026-DV3-011 | 3603 South Meridian Street**

Perry Township, Council District #18, zoned SU-1 (FF)  
Roman Catholic Archdiocese of Indianapolis, Properties Inc as Trustee for St Roch, Catholic Church Indianapolis Inc., by Wooton Hoy (John Cross)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit an 8-foot fence in the front yard (fences taller than 4 feet not permitted in front yards) and located within the clear sight triangle (not permitted).

**\*\*A Registered Neighborhood Organization has filed an automatic continuance to the May 26, 2026 hearing.**

4. **2026-UV3-003 | 3305 North Arlington Avenue**  
Warren Township, Council District #9, zoned C-3  
Tech Management LLC, by Simranjit Nagra

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit a 120-square-foot expansion of an existing residential use (residential uses not permitted in a commercial district).

**\*\*This petition has been automatically continued to the May 26, 2026 hearing.**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

5. **2025-SE3-003 (Amended) | 4555 South Harding Street**  
Perry Township, Council District #22, zoned I-4 (FF)  
Deleitosa Properties LLC, by Marianne McCalip

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of a legally established Outdoor Advertising Sign due to a highway widening and improvement of I-69 and I-465 by a state agency.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of an existing 14-foot by 48-foot off-premise advertising sign, of which the relocated off-premise sign will have a height of 60 feet and be located within 400 feet of another outdoor advertising sign (1,000-foot radial spacing required).

6. **2026-DV3-007 | 1930 North Audubon Street**  
Warren Township, Council District #14, zoned D-5  
Suleima Morales, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition to the primary dwelling with an 11-foot rear setback (20 feet required).

7. **2026-DV3-012 | 4200 South Harding Street**  
Perry Township, Council District #22, zoned I-4 (FF)  
Hanson Aggregates, Midwest Inc., by Joseph Csikos

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a new building related to the existing extraction use located within the Floodway Fringe (not permitted) and with deficient landscaping (landscaping required).

8. **2026-UV3-001 | 11011 Brookville Road**  
Warren Township, Council District #25, zoned D-A (FW) (FF)  
Kindred Excavating Group LLC, by David Gilman

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an excavation commercial contractor (not permitted).

9. **2026-UV3-002 | 7900 Shelby Street**  
Perry Township, Council District #22, zoned SU-38  
Young Men's Christian Association, by Kevin Buchheit

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a financial services use (not permitted).

10. **2026-UV3-004 (Amended) | 2705 Shriver Avenue**  
Center Township, Council District #12, zoned D-5  
Debbie Spain

Variance of Use and Development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a transitional living quarters use (not permitted) with deficient vehicle parking (5 spaces required).

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

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

**11. 2025-MO3-003 | 3030 North Shadeland Avenue**

Warren Township, Council District #9, zoned C-4  
Shadeland Holdings Inc., by Patrick Rooney

Modification of Commitments associated with 2022-UV3-034 to modify Commitment Twelve to read as follows: “The real estate shall be developed as a retail gas station and convenience store pursuant to the site plan prepared by Abonmarche last dated 5/09/2024 and attached hereto.”; and to terminate Commitments Five and Thirteen-M which restricted the days and hours of business operation and prohibited an automobile fueling station.

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

**12. 2026-DV3-010 (Amended) | 102 Jonquil Drive**

Perry Township, Council District #23, zoned D-3  
Kenneth and Josephine Busald, by Daniel Russello

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a detached accessory structure within a utility easement (not permitted), and with a three-foot west side yard setback (six-foot required).

**13. 2026-UV3-005 | 2525 East 38th Street**

Center Township, Council District #8, zoned C-3 (TOD) (W5)  
Garcia’s Heating & Cooling INC, by Donald Fisher

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an HVAC commercial contractor (not permitted), per plans filed.

**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
Joanna Taft, Chair	Metropolitan Development Commission	January 1, 2025 – December 21, 2025
Bryan Hannon, Vice-Chair	Mayor’s Office	January 1, 2025 – December 21, 2025

Rayanna Binder, Secretary	Mayor's Office	January 1, 2025 – December 21, 2025
Rod Bohannon	City-County Council	January 1, 2025 – December 21, 2025
Percy Bland	City-County Council	January 1, 2025 – December 21, 2025