



Board of Zoning Appeals Board of Zoning Appeals Division III (October 20, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, October 20, 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-DV2-026 | 215 Leeds Avenue

Center Township, Council District #18, zoned I-3

Jose Matias Muñiz, by Jynell Berkshire

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit outdoor storage for commercial contracting within the clear-site-triangle and within the required 40-foot transitional yard (not permitted), utilizing gravel and grass for vehicle maneuvering and outdoor storage (paved surface required), and without screening and landscaping around outdoor storage (not permitted).

****This petition has been withdrawn.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-SE3-004 | 1735 W. Edgewood Ave.

Perry Township, Council District #22, zoned I-3, (FF)

David Gilman

Special Exception of the Consolidated Zoning and Subdivision Control Ordinance to provide for a commercial parking lot (special exception required) and a variance and use of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for truck storage (not permitted within a flood zone).

****Petitioner to request continuance to the November 24, 2026 hearing.**

2. 2026-UV3-018 | 5135 East 10th Street

Warren Township, Council District #14, zoned C-4

Bhatti Brothers, Inc, by Joseph Csikos

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 160-square foot accessory storage container (not permitted), with a one-foot south side transitional yard setback (10-foot transitional yard setback required).

****This petition has been automatically continued to the November 24, 2026 hearing.**

3. 2026-UV3-019 | 11650 East 30th Street

Warren Township, Council District #15, zoned D-A

Kadeem Aman Brogan, by Clark, Quinn, Moses, Scott, & Grahn, LLP

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for indoor/outdoor recreation and entertainment (not permitted in D-A) and to allow for the parking of commercial vehicles not intended for agricultural purposes (parking of commercial vehicles and equipment only permitted in D-A if related to agricultural uses).

Variance of Development Standards to allow for an unpaved surface parking area (only permitted in D-A if related to agricultural, animal-related, and food production uses).

****This petition has been automatically continued to the November 24, 2026 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2026-DV3-038 | 4033 Bowman Avenue

Perry Township, Council District #23, zoned D-4 (TOD)
Brendan Perkins

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a privacy fence encroaching within the clear sight triangle of the rear driveway and alley intersection (encroachment prohibited).

5. 2026-DV3-039 | 4909 & 4941 Knights Way

Perry Township, Council District #22, zoned C-4 (FF)
McDonald's Real Estate Company, by Lauren Love

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pole sign with a height of 40 feet (maximum 20 feet permitted) and a 0-foot setback (5 feet required).

6. 2026-DV3-040 | 808 South Post Road

Warren Township, Council District #20, zoned I-2
CTC02, LLC, by Anna Kuhn

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 27-foot north side setback (30-foot side setback required).

7. 2026-DV3-041 (Amended) | 370, 430, and 450 South Franklin Road

Warren Township, Council District #20, zoned I-2
M&K Warehouse Services LLC, by Robert V. Clutter & Elizabeth Bentz Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a height of 30 feet (maximum 22 feet permitted), a 62-foot front transitional setback from Franklin Road (minimum 100 feet required), and a 3-foot front transitional setback from English Avenue (100 feet required).

8. 2026-DV3-042 | 240 South Pennsylvania Street

Center Township, Council District #18, zoned CBD-2 (FF) (RC) (TOD)
Boxcar Development, LLC, by Jennifer Milliken

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for permanent banner signs on the east façade of a proposed entertainment facility and projecting into the right-of-way of Pennsylvania Street (only temporary banner signs permitted and banner signs not permitted in the right-of-way).

9. 2026-DV3-043 | 2370 North Shadeland Avenue

Warren Township, Council District #9, zoned C-4 / I-3
Indiana Retail Stores LLC, by Chris Hyink of Universal Sign Systems

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pylon sign with a separation of 65-feet from the nearest primary freestanding sign (300-foot separation required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

10. 2026-DV3-027 | 1633 East Thompson Road

Perry Township, Council District #23, zoned D-3
Justin Myers

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a detached garage within the established front yard setback (not permitted) and to allow for a parking area in the front yard to exceed the lesser of 30 feet in width or 50% of the lot width (not permitted).

11. 2026-DV3-031 | 10401 East Washington Street

Warren Township, Council District #20, zoned C-4 (TOD)
Washington Market Realty, LLC, % Sander Development Company, by Matt Yanda

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a restaurant with a three-foot west side transitional yard (20-foot side transitional yard required), and a 29% front building line (40% front building line in buffer/suburban frontage required).

12. 2026-DV3-037 | 3080 East Midland Road

Perry Township, Council District #23, zoned D-1
Mark Adams, by Kris Holeyfield

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit the permanent use of a shipping container as a detached accessory structure (portable storage containers limited to 30 consecutive days of use).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the proposed detached accessory structure in the front yard (minor residential structures shall not be located closer to any front lot line than the requirement minimum front setback or the established front yard setback, whichever is greater).

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
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