



Board of Zoning Appeals Board of Zoning Appeals Division II (October 13, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, October 13, 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-DV2-027 | 7009 W Thompson Road**
Decatur Township, Council District #21, zoned C-S (Airspace)
Indy's Finest Fence, by Rocky Morton

Variance of Development Standards to allow for a lot with asphalt millings (asphalt pavement required), an 8-foot privacy fence (maximum 3 ½ foot required), 0-foot transitional yard (15-foot required), exceeding the maximum outdoor storage (limited to 25% of outdoor building area), no landscaping (landscaping and trees required).

****Staff to request continuance to November 17, 2026.**

2. **2026-DV2-030 | 7380 New Augusta Road**
Pike Township, Council District #1, zoned I-2 (FF) (FW)
Henry Hernandez by Brian Burtch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit a 6-foot-tall fence in front yard (3.5-foot-tall permitted).

****This petition has been automatically continued to the November 17, 2026 hearing.**

3. **2026-DV2-034 | 2005 North Sherman Drive**
Center Township, Council District #8, zoned I-3
Dhaliwal LLC, by Thomas Pottschmidt

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a gravel surface parking lot (not permitted unless for agricultural, animal-related, or food-production uses in the D-A district), to allow for a 0-foot rear transitional yard (40-foot rear transitional yard required), and to allow for the omission of required screening/buffering (industrial districts abutting parks districts are required to provide a landscape buffer).

****This petition has been automatically continued to the November 17, 2026 hearing.**

4. **2026-UV2-012 | 1701 East New York Street**
Center Township, Council District #13, zoned C-3
Sheref Nessem, by Justin Kingen

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish an auto repair use (tire sales and installation business), which is not permitted in C-3.

****Petitioner to request continuance to November 17, 2026.**

5. 2026-UV2-013 | 6201 Coffman Road

Pike Township, Council District #6, zoned I-2
Sandra Oatts

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation and installation of a kitchen, to prepare and deliver lunches to surrounding warehouses via personal vans (not permitted).

****This petition has been automatically continued to November 17, 2026.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. 2026-DV2-028 | 906 East 16th Street

Center Township, Council District #13, zoned D-8
Stephens Holdings LLC, by Jeremy Stephens

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a front-loaded garage (not permitted) when a side-loaded, rear-loaded or detached garage would be required.

7. 2026-DV2-029 | 1607 Bellefontaine Street

Center Township, Council District #13, zoned D-8
Stephens Holdings LLC, by Jeremy Stephens

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a front-loaded garage (not permitted) when a side-loaded, rear-loaded or detached garage would be required.

8. 2026-DV2-031 | 3030 Southeastern Avenue

Center Township, Council District #18, zoned MU-2 (FF)
JO & CE Real Estate LLC, by Alicia Downs

Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for 0% first floor facade transparency in an existing building (60-90 percent required).

9. 2026-DV2-032 | 826 East 46th Street

Washington Township, Council District #7, zoned D-5 (TOD) (W-5)
STR Landholdings LLC, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a detached garage with a 0-foot northern side setback (7 feet required) and a 0-foot western rear setback (5 feet required).

10. 2026-DV2-033 | 1973 Ralston Avenue

Center Township, Council District #8, zoned D-8
City of Indianapolis, DMD by Chris Barnett

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for an open front porch to encroach into the required clear-sight triangular area from the intersection of 20th and Ralston (not permitted).

11. 2026-DV2-035 | 215 South Davidson

Center Township, Council District #18, zoned D-8 (RC)
Neu Eckert Development LLC-S, by Kevin Eckert

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for the development of three total 2-unit homes that are 3 stories in height (limited to the lesser of 2.5 stories or 35 feet) and to allow for the development of these 2-unit homes on lots that are 33 feet wide (35 feet required).

12. 2026UV2011 | 8450 Georgetown Road

Pike Township, Council District #15, zoned I-2
Kyle Davis, J.B. Hunt

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a maintenance shop with associated office space and secure parking, supporting internal company operations with truck and trailing equipment (not permitted).

13. 2026-UV2-014 | 4201 Boulevard Place

Washington Township, Council District #7, zoned D-5
Steven Savoie

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the use of an existing single-family residence to create a small-scale mixed-use development that serves a coffee shop on the ground floor while occupying a single-family residential rental unit on the upper level (mixed-use development not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

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
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

