



# Board of Zoning Appeals Board of Zoning Appelas Division I (June 3, 2025) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, June 03, 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-DV1-017 | 1421 East Michigan Street**

Center Township, Council District #13, zoned D-8

Indy Real Estate Consulting LLC, by David and Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for subdivision of a lot for construction of a duplex resulting in lot widths of 19.98 feet (60-foot lot widths required) and a total lot area of 6,240 square feet (7,200 square feet of lot area required), with a two-foot western side yard setback (five feet required).

**\*\*Staff to make request, on petitioners behalf, to continue and transfer this petition to the June 10, 2025 hearing of Division II**

#### **2025-DV1-023 | 6714 Balmoral Road**

Wayne Township, Council District #17, zoned D-3

Roberto & Hestia Campos

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall fence within the front yards and clear sight triangle of Balmoral Road and Haymount Drive (3.5-foot tall fence permitted, encroachment of clear sight triangle prohibited).

**\*\*Staff requesting a continuance to the July 1, 2025 hearing of Division I due to insufficient notice**

#### **2025-DV1-025 (Amended) | 1002 Hosbrook Street & 815 Grove Avenue**

Center Township, Council District #18, zoned D-8 (TOD)

Ethan & Madisson Riddle, by Micah Hill

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a four-foot-tall fence within the front yards, clear sight triangles, and right-of-way of Grove Avenue and Hosbrook Street and Grove Avenue and the abutting alley (height limited to 3.5-foot tall, encroachment of clear sight triangles not permitted, encroachment of right-of-way not permitted).

**\*\*Staff requesting a continuance to the July 1, 2025 hearing of Division I due to amended notice**

#### **2025-DV1-027 | 8104 Englewood Road**

Washington Township, Council District #2, zoned D-S (TOD)

Patrick & Katheryn Thompson, by Chris Schmidt

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an 11-foot north side yard setback (15 feet required).

**\*\*Petitioner to request a continuance and transfer to the June 10, 2025 hearing of Division II**

**PETITIONS REQUESTING TO BE CONTINUED:**

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

1. **2025-DV1-016 (Amended) | 3406 Lafayette Road**  
Wayne Township, Council District #5, zoned C-3 (FF)  
LK Foodmart Inc., by Joseph Lese

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience store with a dumpster located within the front yard (not permitted) and deficient landscaping.

2. **2025-DV1-026 | 29 West Arizona Street**  
Center Township, Council District #18, zoned D-5  
Ana Pereira, by Daniel Salazar

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of primary and accessory structures with three-foot side yard setbacks (five feet required).

3. **2025-DV3-008 | 5101 East Thompson Road**  
Franklin Township, Council District #24, zoned C-4  
BT Indianapolis LLC, by Michael Timko

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station and convenience store with facade transparency as low as zero percent (40 percent required), a drive-through without a bypass lane (required), and overall deficient site landscaping.

4. **2025-UV1-008 | 6158 West 10th Street**  
Wayne Township, Council District #16, zoned D-3 (W-1) (W-5)  
Homes In Motion LLC, by John Cross

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for Office: Business, Professional or Government uses (not permitted) and a second vehicular access point (not permitted) and parking areas up 157 feet wide within the front yards of Vinewood Street and High School Road (30-foot width permitted).

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

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

5. **2025-SE1-001 | 2205 North Sherman Drive**  
Center Township, Council District #8, zoned I-4  
ABG Property Inc., by Suzanne Baker

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot.

6. **2025-DV1-009 (Amended) | 8415 West Washington Street**  
Wayne Township, Council District #17, zoned I-1 / C-3  
Greg & Seth Dotson

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

**7. 2025-UV1-006 | 5451 Moller Road**

Pike Township, Council District #5, zoned D-A / D-P  
Maribel Morales Picon, by David D. Dearing

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of two food trucks (prohibited) with a gravel parking area (parking areas must be paved).

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

**8. 2025-DV1-024 | 3830 Meadows Drive**

Washington Township, Council District #8, zoned C-4 / D-P / D-5 (TOD)  
Health & Hospital Corporation, by Chad Butler

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a laboratory-office complex with driveways up to 36-foot wide (limited to 16-foot wide).

**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.