



## Board of Zoning Appeals Division II (May 19, 2026) Meeting Agenda

### Meeting Details

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

**Date:** Tuesday, May 19, 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

##### **2025-DV2-035 (Amended) | 5100 Knollton Road**

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

John & Jane Murphy, by Justin and David Kingen

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a second primary dwelling (not permitted) on a lot with 50 feet of street frontage (75 feet required), a driveway with a front yard setback of 12 feet from Roland Drive (15-foot setback required) and a 150-foot width between the primary dwelling and Roland Drive (maximum 30-foot width permitted), an accessory structure within the front yard of Roland Drive (not permitted), and the removal of heritage trees without prior authorization (not permitted).

**\*\*This petition will be withdrawn.**

### PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2026-DV2-017 | 921 East 66th Street**

Washington Township, Council District #7, zoned MU-2 (FF) (TOD)

KMK Cornell LLC, by Joe Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing daycare/preschool with 21 parking spaces (23 parking spaces required), with 21 parking spaces at 8' 6" (maximum of 7 parking spaces can be sized for small cars), and with parking in portions of the west transitional yard (not permitted).

**\*\*Staff to request continuance to June 9, 2026 to allow for proper legal notice.**

#### **2. 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).

**\*\*Petitioner to request continuance and transfer to May 26, 2026 BZA Division 3 hearing.**

#### **3. 2026-UV2-007 | 1375 West 16th Street**

Center Township, Council District #12, zoned I-2 (RC) (W-1)

Pine Street Properties LLC, by Justin Kingen

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the following primary uses: Community Centers (not permitted); Offices, Art Galleries, Medical or Dental Offices, Artisan Food and Beverage, Indoor Recreation (permitted only when vacant for 5 or more years); Eating Establishments, Hair and Body Care Services (permitted only as accessory use); and Printing Services (not permitted within Wellfield), and to legally establish parking and maneuvering areas within the right-of-way of Harding Street (not permitted).

**\*\*Petitioner to request continuance to June 9, 2026.**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

4. **2026-DV2-014 | 1618 East Market Street**  
Center Township, Council District #13, zoned D-8 (TOD)  
Infinite Batteries Inc., by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on a 3,449-square foot, 32-foot wide lot (7,200 square foot lot size required, 60-foot lot width required), with a parking pad having four-foot side setbacks (five-foot side setbacks required).

5. **2026-DV2-015 | 5662 Georgetown Road**  
Pike Township, Council District #6, zoned C-3  
KFC Corporation, by Kendra Morton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an internally illuminated monument sign (internal illumination not permitted in C-3), being the second primary freestanding sign along the Georgetown Road frontage with a separation of 230 feet from another primary freestanding sign (300-foot separation required).

6. **2026-UV2-006 | 1527 South East Street**  
Center Township, Council District #18, zoned C-1/C-3  
John Hoyt, by Ashley Hummer-Holmes/Hummer Homes

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit a secondary dwelling unit in a C-1/C-3 district (residential uses not permitted in C-1 or C-3) and to permit a secondary dwelling unit when the primary dwelling is not a single-family detached dwelling (not permitted).

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

7. **2026-DV1-014 | 9200 Keystone Crossing**  
Washington Township, Council District #4, zoned C-4  
KATC Property LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a second skyline sign on a building elevation (one skyline sign per elevation).

8. **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.

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

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

**9. 2026-DV2-013 | 2001 North Olney Street**  
 Center Township, Council District #13, zoned I-3  
 DMC Real Estate Holding, LLC, by Chisholm Millworks

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for the outdoor storage of materials within the transitional yard (not permitted) and to allow for a fence with barbed wire (not permitted).

**10. 2026-UV2-008 | 327 South Randolph Street**  
 Center Township, Council District #18, zoned D-5  
 Michael J. Mitchell Jr. and Pedro Guerrero Godinez, by Angela Guerrero

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit the use of three (3) myotonic goats to reside on a lot that is less than 1 acre (not permitted) and a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for 0-foot side setbacks.

**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
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