



# Board of Zoning Appeals Board of Zoning Appeals Division I (August 5th, 2025) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, August 05, 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-DV1-026 | 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).

### **\*\*Withdrawn**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2025-DV1-035 (Amended) | 6280 North College Avenue**

Washington Township, Council District #7, zoned MU-2 (TOD) (FF)  
City of Indianapolis, Department of Public Utilities, Board of Directors for Utilities Trustee, Public Charitable Trust for Water System by Mark Demerly,

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a 30-foot tall steel sculpture on top of a 2.5-foot tall concrete base with a zero-foot front yard setback and within the clear sight triangle of the intersection of College Avenue and Westfield Boulevard, and encroaching within the right-of-way of Westfield Boulevard (encroachments not permitted).

### **\*\*Automatic Continuance filed by a Registered Neighborhood Organization**

#### **2. 2025-UV1-009 | 5330 West Morris Street**

Wayne Township, Council District #17, zoned C-3 (TOD)  
Adriano Montas, by Arnoldo Gonzalez Vasquez

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an Automobile, Motorcycle, and Light Vehicle Service or Repair facility, with outdoor storage of vehicles awaiting repair (not permitted), with eight parking spaces and zero bicycle parking spaces provided.

### **\*\*Petitioner to request a continuance to September 2, 2025 hearing of Division I**

#### **3. 2025-UV1-013 | 11150 Maze Road**

Franklin Township, Council District #25, zoned D-A  
Michael & Nicole Cole, by Ray Basile

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 350-gallon gasoline above ground storage tank and a 550-gallon diesel fuel above ground storage tank (not permitted), in addition to uses permitted by the grant of 2023-UV1-025.

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**4. 2025-DV1-030 (Amended) | 2110 Bloyd Avenue**

Center Township, Council District #8, zoned I-3  
Covenant Commercial Investments 1 LLC, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building with a two-foot front transitional yard from Bloyd Avenue, a ten-foot front yard setback from Jefferson Avenue and a three-foot north side yard setback (40-foot front transitional yard, 30-foot front yard setback, 10-foot side yard setbacks required), encroaching within the clear sight triangle of Bloyd Avenue and Jefferson Street (encroachment not permitted), and with 21 parking spaces provided (71 parking spaces required).

**5. 2025-DV1-033 | 5600 West Raymond Street**

Wayne Township, Council District #17, zoned I-3  
ININDI02 GOOD 5600 W RAYMOND LLC, by Devin Cook

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an unenclosed service area with a 19-foot western side yard setback (enclosure of service areas, 30-foot side yard setback required).

**6. 2025-DV1-037 | 8310 Rockville Road**

Wayne Township, Council District #17, zoned C-3 (FF)  
Menaal Holdings LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition to an existing convenience market, resulting in a front setback of 148 feet from Rockville Road (maximum setback of 85 feet permitted).

**7. 2025-UV1-012 | 709 North Holmes Avenue**

Wayne Township, Council District #12, zoned C-1  
Marie Solano, by Victor Solano

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a residential building addition (not permitted) resulting in a 70-foot front yard setback from Walnut Street (maximum 65-foot front yard setback permitted).

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

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

**8. 2025-DV1-029 (Amended) | 2062 Carrollton Avenue**

Center Township, Council District #13, zoned D-8  
Breedy B LLC, by Jamilah Mintze

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a five-foot rear yard setback (fifteen feet required) and a three-foot corner side yard setback from 21st Street (eight feet required).

**9. 2025-DV1-032 | 7986 North College Avenue, Town of Williams Creek**

Washington Township, Council District #2, zoned D-8 (TOD)  
Brian Maire and Lauren Riley, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a garage addition with a two-foot south side yard setback (15 feet required), resulting in an open space of 81 percent (85 percent required) and encroachment into an easement (encroachment of easements not permitted).

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

**10. 2025-DV1-034 | 8760 Crown Point Road**

Pike Township, Council District #1, zoned D-A (FW)  
Scott & April Willy, by Brent Bennett

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage within the front yard of Crown Point Road (accessory structures not permitted within the front yard).

**11. 2025-DV1-036 | 8849 New Heritage Courth**

Franklin Township, Council District #25, zoned D-3  
Heather Jo Douglas

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a fence within a platted easement (encroachments not permitted).

#### 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
Peter Nelson, Chair	Mayor's Office	January 1, 2025 – December 21, 2025
David Duncan, Secretary	Mayor's Office	January 1, 2025 – December 21, 2025
Jennifer Whitt	City-County Council	January 1, 2025 – December 21, 2025
Andrew Katona	Metropolitan Development Commissions	January 1, 2025 – December 21, 2025
VACANT	City-County Council	N/A