



**Board of Zoning Appeals  
Board of Zoning Appeals Division III  
(March 18, 2025)  
Meeting Agenda**

## Meeting Details

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

**Date:** Tuesday, March 18, 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

#### PETITIONS REQUESTING TO BE CONTINUED:

#### Petitions for Public Hearing

#### PETITIONS TO BE EXPEDITED:

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

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

- 1. 2024-DV3-037 (Amended) | 1625 Shelby Street**  
Center Township, Council District #18, zoned C-3 (TOD)  
Jugaad LLC, by David Retherford

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience store with a front building line width ratio of 10.64 (80 percent required) and deficient transparency along Shelby Street (40 percent required), and with deficient landscaping.

- 2. 2025-DV3-001 | 8420 US 31**  
Perry Township, Council District #23, zoned C-5 (FW)  
Skillman Realty LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a pylon sign, being the third freestanding sign along US 31 (maximum two freestanding signs permitted).

- 3. 2025-DV3-004 (Amended) | 5930 East 82nd Street**  
Lawrence Township, Council District #4, zoned C-4  
GMX Real Estate Group LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an eating establishment with two stacking spaces within the front yard of East 82nd Street (not permitted), and 21 parking spaces (maximum nine permitted).

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

4. **2025-DV3-005 | 4475 Carson Avenue**  
Perry Township, Council District #24, zoned D-2  
Megan Kloeker (Komlanc)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a 17-foot front yard setback from Lindbergh Drive (25-feet required) and being larger than the primary building (not permitted).

5. **2025-DV3-006 | 720 East 25th Street**  
Center Township, Council District #18, zoned D-8  
Indianapolis Neighborhood Housing Partnership, Inc., by Jeff Hasser

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a three-foot east side yard setback (seven feet required) and a 15-foot rear yard setback (20 feet required) with an open space of 53 percent open space (60 percent required).

### **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.