



Board of Zoning Appeals Board of Zoning Appeals Division I (December 2, 2025) Meeting Agenda

Meeting Details

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

Date: Tuesday, December 02, 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:

1. **2025-DV1-052 | 4105 West 93rd Street**
Pike Township, Council District #1, zoned I-2 / MU-1
V 465 LLC, by John B. Gregg

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a warehouse with its proposed parking areas and access drive to be within the stream protection corridor of a proposed rerouting of Payne Branch Creek and the removal of heritage trees without prior authorization (not permitted).

****Automatic continuance filed by a registered neighborhood organization, continuing this to the January 6, 2025 hearing of Division I**

2. **2025-DV1-054 | 8752 Michigan Road**
Pike Township, Council District #1, zoned C-4
Seven 7 Venture, Inc., by Timothy Ochs and Jennifer Milliken

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment with a drive-through without two stacking spaces after the final service unit (required).

****Automatic continuance filed by a registered neighborhood organization, continuing this to the January 6, 2025 hearing of Division I**

3. **2025-UV1-019 | 3040 South Kercheval Drive**
Franklin Township, Council District #20, zoned D-5
Harry Hicks, Jr.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a shipping container (prohibited) within the front yard, with a zero-foot north side yard setback (accessory structures not permitted within the front yard, seven-foot side yard setbacks required).

****Petition required to be continued to the January 6, 2025 hearing of Division I, due to insufficient notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2025-DV1-053 | 2716 North Tacoma Avenue (Amended)

Center Township, Council District #8, zoned SU-1
Los Pentecostales De Indianapolis Inc., by Aaron Hurt

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition and parking lot configuration resulting in three single-load rows of parking within the front yard of 27th Street and two rows of parking within the front yard of Tacoma Avenue (limited to one single-loaded row within a front yard), deficient transparency (compliance required).

5. 2025-DV1-055 (Amended) | 1919 South Girls School Road

Wayne Township, Council District #17, zoned I-3
Aerodyn Real Estate LLC, by Charlie Mattox

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building and parking expansion resulting in a 10-foot rear yard setback (30 feet required), a dumpster with a zero-foot north side yard setback and within the front yard of Girls School Road, and a loading area within the front yard (not permitted), with 84 parking spaces provided (103 vehicle spaces required).

6. 2025-DV1-056 | 2822 East Washington Street

Center Township, Council District #13, zoned SU-37 (TOD)
Indianapolis Marion County Public Library, by Russell Brown and Joseph Csikos

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of concrete stairs encroaching within the right-of-way of East Washington Street (not permitted).

7. 2025-DV1-057 | 10 South Mickley Avenue

Wayne Township, Council District #16, zoned C-4 / C-S
Dave & Sons Properties LLC, by Mark Bastin

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a pylon sign, being the third freestanding sign along the Rockville Road frontage (maximum two freestanding signs per frontage).

8. 2025-UV1-021 | 602 South Emerson Avenue

Center Township, Council District #14, zoned D-5
Wayne Burial Vault Co. Inc., by Mindy Westrick Brown

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for commercial outdoor storage within side and rear transitional yards, without screening (not permitted, screening required) and deficient landscaping and open space (landscaping, 60 percent open space required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

9. 2025-DV1-050 (Amended) | 8888 Keystone Avenue

Washington Township, Council District #4, zoned C-4
MassMutual, by Tyler Ochs

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a fifth skyline sign on a façade, being the sixth on a building (one skyline sign per elevation, maximum of four permitted per building).

10. 2025-UV1-014A | 6805 Rockville Road

Wayne Township, Council District #16, zoned D-2
Margarito Mendoza Galindo, by Tasha Roberts

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor and indoor storage of lawn care equipment, machinery and materials (not permitted).

11. 2025-UV1-015 (Amended) | 488 South Rochester Avenue

Wayne Township, Council District #17, zoned D-5 (TOD)
Kandy Salazar & Leonor Medina, by Kandy Salazar

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an entire garage and proposed addition into a second primary dwelling (not permitted) with a zero-foot rear yard setback, a one-foot south side setback, and a 16.75-foot tall building height (five-foot rear yard setback and five-foot side yard setback required, second primary dwelling cannot be taller than the first primary dwelling).

PETITIONS FOR PUBLIC HEARING (New Petitions):

12. 2025-DV1-058 | 5554 North Delaware Street

Washington Township, Council District #7, zoned D-4 (MSPC)
Jeffrey & Lavonne Frank, by Jennifer Milliken

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for exterior improvements resulting in an open space of 62 percent and a 16.97-foot front yard setback from Delaware Street (65 percent open space and 20-foot front yard setback required).

13. 2025-UV1-022 | 4502 East Michigan Street

Center Township, Council District #13, zoned D-5
Jose Luis Tapia Camacho, by Justin Kingen

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 and all C-3 uses (not permitted) and a parking area greater than 30-foot wide within the front yards of Linwood Avenue and Michigan Street (not permitted).

****Petitioner to request a continuance and transfer to the December 9, 2025 hearing of Division II**

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
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