



Board of Zoning Appeals Board of Zoning Appeals Division II (September 9th, 2025) Meeting Agenda

Meeting Details

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

Date: Tuesday, September 09, 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-SE2-002 | 8540 and 8520 Michigan Road

Pike Township, Council District #1, zoned C-4
BFC Property Group LLC, by Jennifer Milliken

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a flooring commercial contractor.

**** An automatic continuance was filed by a registered neighborhood organization, continuing this petition to the October 14, 2025 hearing of Division II**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-DV2-034 | 5420 Rock Hampton Court

Pike Township, Council District #1, zoned I-4
Christopher Thomas

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding accessory building with a 10-foot west side yard and 15-foot rear yard setback (30-foot side and rear yard setback required).

****Staff to request continuance to the October 14, 2025 hearing of Division II in order to allow for sufficient notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. 2025-DV2-029 | 5907 Birchwood Avenue

Washington Township, Council District #7, zoned D-5
Drew & Taylor Gaynor, by David and Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the a building addition with an eight-foot rear yard setback (20 feet required) and a mini-barn with a 1.5-foot north side yard setback (five feet required).

3. 2025-DV2-030 | 157 East 61st Street

Washington Township, Council District #7, zoned D-3 (FF)
Julie Moeller

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an 11-foot rear yard setback (20 feet required).

4. 2025-DV2-031 | 55 Williams Creek Boulevard, Town of Meridian Hills

Washington Township, Council District #2, zoned D-S / D-1 (R-1)
Mary Elizabeth Seger Revocable Trust, by Brian J. Tuohy

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a 51-foot front yard setback from Williams Creek Boulevard (average setback of the block establishes 67-foot setback as requirement).

5. 2025-DV2-032 | 501 East 75th Street, Town of Meridian Hills

Washington Township, Council District #2, zoned D-1 (R-3)
BTC Acquisitions LLC, by Matthew Peyton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with 33.5-foot front yard setback from 75th Street and a 50-foot front yard setback from Central Avenue (average of the block establishes 84 feet and 59.2 feet as the requirements from 75th Street and Central Avenue, respectively).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

6. 2025-DV2-016 | 1507, 1501 and 1533 West New York Street

Center Township, Council District #18, zoned D-8 (RC)
Lurvey Loft Townhomes LLC, by Adam DeHart

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 45-foot tall, four story four-unit townhome development with 27 percent living material comprising the front yard (maximum 40-foot tall, three story building permitted, 50 percent living material required).

7. 2025-DV2-022 | 1337 Olive Street

Center Township, Council District #18, zoned D-5 (TOD)
Brandon Spitz and Christina Presley, by Sharmin Frye

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 23.624-foot tall carriage house where the primary dwelling is 22-foot-tall (accessory structures may not be taller than primary buildings), with a three-foot northern side yard setback (five feet required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

8. 2025-SE2-003 | 21 Virginia Avenue, 122 & 130 East Maryland Street

Center Township, Council District #18, zoned CBD-1 (RC) (TOD)
Virginia Street Capital LLC, by Brian Schubert

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for 1). a parking garage within the CBD-1 District (special exception required), and 2). vehicular access for the parking garage from two streets within the CBD-1 District (special exception required).

9. 2025-DV2-033 | 6445 Spring Mill Road, Town of Meridian Hills

Washington Township, Council District #2, zoned D-2 (R-2)
Patrick & Laura Steele

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pool house with a three-foot east side yard setback and 27.33-foot aggregate side yard that

would encroach into a platted easement (12-foot minimum and 30-foot aggregate side yard setbacks required, encroachment of easements 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. 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
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