Board of Zoning Appeals
Board of Zoning Appeals Division II
(November 17, 2026)
Meeting Agenda

Meeting Details

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

Date: Tuesday, November 17, 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

2026-DV2-027 | 7009 West Thompson Road
Decatur Township, Council District #21, zoned C-S (Airspace)
Indy's Finest Fence, by Rocky Morton

Variance of Development Standards to allow for a lot with asphalt millings (asphalt pavement required), an 8-foot privacy fence (maximum 3 ½ foot required), 0-foot transitional yard (15-foot required), exceeding the maximum outdoor storage (limited to 25% of outdoor building area), no landscaping (landscaping and trees required).

****This petition will be withdrawn.**

PETITIONS REQUESTING TO BE CONTINUED:

1. **2026-DV2-037 (amended) | 1506 Churchman Ave**
Center Township, Council District #19, zoned D-5
Homes Constructions RMP LLC, by Jorge Gonzales

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a corner side yard setback of 3 feet (8-foot required) for the construction of a residential dwelling.

****This petition will be continued to the December 8, 2026 hearing.**

2. **2026-DV2-042 | 2110 N Illinois Street**
Center Township, Council District #12, zoned C-4, HD-1, MU-1 (TOD) (RC)
Wardney Snarr

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit an enclosed dumpster / service area in the front yard of 21st Street (Service area not permitted in front yards).

****This petition will be continued to the December 8, 2026 hearing.**

3. **2026-DV2-043 | 1225 North Colorado Avenue**
Center Township, Council District #13, zoned D-5
Julia Kellams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish porch entrances to a multi-unit house with deficient side yard setbacks (3-feet required).

****This petition has been automatically continued to the December 8, 2026 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. **2026-DV2-036 | 5205 Byram Avenue**
Washington Township, Council District #7, zoned D-5
Jason Burk

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for the construction of an accessory structure in the front yard of Byram Avenue (accessory structures located closer to any front yard lot line not allowed).

5. **2026-DV2-038 | 1305 Meadowbrook Drive**
Washington Township, Council District #2, zoned D-S
Glenn Riley

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a 5-foot side yard setback (15 feet required) and a 50-foot front yard setback (110 feet required) for the expansion of an attached garage.

6. **2026-DV2-039 | 48 W 65th Street**
Washington Township, Council District #2, zoned D-1
Andrea Merz

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the building of a minor residential structure with a 12.11-foot rear setback (23-feet required).

7. **2026-DV2-041 | 8888 Keystone Crossing**
Washington Township, Council District #4, zoned C-4
KATC Property LLC, by J.R. Knight

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

8. **2026-UV2-015 | 2431 Central Avenue**
Center Township, Council District #13, zoned C-1
Truth in Christ Church, by Lohman & Lohman Properties, LLC

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a consumer services use (recording studio) in an existing building (consumer services not permitted in C-1).

9. **2026-UV2-016 | 6570 Carrollton Avenue**
Washington Township, Council District #7, zoned D-9 (FF) (TOD)
Dearing Law Firm, by David Dearing

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a medical office (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

10. **2026-DV2-030 | 7380 New Augusta Road**
Pike Township, Council District #1, zoned I-2 (FF) (FW)
Henry Hernandez by Brian Burtch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit a 6-foot-tall fence in front yard (3.5-foot-tall permitted).

11. **2026-DV2-034 | 2005 North Sherman Drive**
Center Township, Council District #8, zoned I-3
Dhaliwal LLC, by Thomas Pottschmidt

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a gravel surface parking lot (not permitted unless for agricultural, animal-related, or food-production uses in the D-A district), to allow for a 0-foot rear transitional yard (40-foot rear transitional yard required), and to allow for the omission of required screening/buffering (industrial districts abutting parks districts are required to provide a landscape buffer).

12. **2026-UV2-012 | 1701 East New York Street**
Center Township, Council District #13, zoned C-3
Sheref Nessem, by Justin Kingen

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish an auto repair use (tire sales and installation business), which is not permitted in C-3.

13. **2026-UV2-013 | 6201 Coffman Road**
Pike Township, Council District #6, zoned I-2
Sandra Oatts

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation and installation of a kitchen, to prepare and deliver lunches to surrounding warehouses via personal vans (not permitted).

14. **2026-UV2-014 | 4201 Boulevard Place**
Washington Township, Council District #7, zoned D-5
Steven Savoie

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the use of an existing single-family residence to create a small-scale mixed-use development that serves a coffee shop on the ground floor while occupying a single-family residential rental unit on the upper level (mixed-use development not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

15. **2026-DV2-040 | 6970 North College Avenue**
Washington Township, Council District #2, zoned D-4 (TOD)
Paul Mackowiak, by Giles Law Group LLC

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 6-foot-tall fence with an opacity of less than 30% in a front yard (4-foot maximum height permitted when 30% or less opacity).

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