



Board of Zoning Appeals Board of Zoning Appeals Division III (October 21, 2025) Meeting Agenda

Meeting Details

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

Date: Tuesday, October 21, 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-DV3-020 (Amended) | 4102 Madison Avenue**
Perry Township, Council District #23, zoned C-4 (TOD)
Sanchez Family Inc., by Kevin Lawrence

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eating establishment with a covered porch within the right-of-way of Castle Avenue (not permitted), deficient landscaping, reduced off-street parking, with parking spaces and maneuverability within the right-of-way of Madison Avenue (15 spaces required, parking spaces and maneuverability within street rights-of-way not permitted).

****Automatic Continuance filed by a Registered Neighborhood Organization, continuing this case to the November 25, 2025 hearing of Division III**

2. **2025-DV3-029 | 8600 Madison Avenue**
Perry Township, Council District #23, zoned C-3 / C-1 (TOD)
Francis Michael Laux, by Justin & David Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building encroaching 35 feet within a Category Two Stream Protection Corridor and a parking area within an easement (encroachment of stream protection corridors and easements not permitted).

****Petitioner requesting a continuance to the November 25, 2025 hearing of Division III**

3. **2025-UV3-028 | 1255 Roosevelt Avenue**
Center Township, Council District #13, zoned I-4 / C-S
1255 Roosevelt Partners LLC, by Tyler Ochs

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

****Staff requesting a continuance to the November 25, 2025 hearing of Division III**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2025-DV3-025 | 980 South Kitley Avenue

Warren Township, Council District #20, zoned I-4 / I-3
980 Kitley LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding building with a two-foot front yard setback from Kitley Avenue (60 feet required), without required landscaping and sidewalk installation.

5. 2025-UV3-029 | 5950 South Belmont Avenue

Perry Township, Council District #22, zoned I-3 / I-2 / SU-23 (GSB) (FF)
Milestone Contractors LP, by Misha Rabinowitch

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building resulting in a 60-foot front yard setback from Belmont Avenue (150 feet required), a zero-foot landscape buffer yard (50 feet required), deficient landscaping and screening, and an exemption from conformity with the General Regulations, including fencing, gates and signage, topsoil management, as well as subsections F-M of the Gravel Sand Borrow overlay District (conformity with General Regulations, Operating Regulations, Blasting, Operations plan, Reclamation plan, Reclamation standards, Assurance of completion reclamation and maintenance, Annual reports, and License permit required).

6. 2025-UV3-030 | 2602 North Harding Street

Center Township, Council District #12, zoned D-5 (W-5)
Earl Dixon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operating of a catering facility / commercial kitchen (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

7. 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).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. 2025-DV3-016 | 2360 Prospect Street

Center Township, Council District #18, zoned C-4
Linda Thompson, by Daniel Newton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot-tall perimeter chain link fence within the required clear-sight triangular area (maximum 3.5-foot-tall fence permitted in front yards, chain link not permitted within front yards, encroachment into the clear-sight triangle not permitted).

9. 2025-DV3-028 | 1305 Lichtenburg Road (Amended)

Warren Township, Council District #20, zoned D-A
Lisa Latham, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 19-foot tall detached accessory structure (accessory structures cannot be taller than the primary building).

10. 2025-DV3-031 (Amended) | 143 Washington Pointe Drive

Warren Township, Council District #20, zoned C-4 (TOD)
Net Lease Properties, by Timothy Ochs and Jennifer Milliken, Ice Miller LLP

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishing and associated drive-through with a front building line of 17% along Washington Street (80 percent required) and a parking area containing 10 vehicle spaces (maximum 5 spaces permitted).

11. 2025-UV3-026 | 2901 North Post Road

Warren Township, Council District #15, zoned SU-1 / D-7 / D-4
Calvary Temple Assembly of God, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the outdoor storage of modular homes, with temporary perimeter fencing of the proposed outdoor storage area (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

12. 2025-DV3-032 (Amended) | 455 Rawles Court

Warren Township, Council District #20, zoned I-2
Watson Properties LLC, by David Gilman

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition and parking lot expansion resulting in a building height of 29 feet (maximum 22 feet permitted), a 40-foot front transitional yard (100 feet required), 30 vehicle parking spaces (minimum 49 spaces required), and zero bicycle parking spaces (three required).

13. 2025-DV3-033 (Amended) | 7857 East 88th Street

Lawrence Township, Council District #4, zoned I-2
Yanjing Liu, by Roger Upchurch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building expansion resulting in a 38-foot rear transitional yard setback (50 feet required), without installation of the required frontage sidewalk.

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
Joanna Taft, Chair	Metropolitan Development Commission	January 1, 2025 – December 21, 2025
Bryan Hannon, Vice-Chair	Mayor's Office	January 1, 2025 – December 21, 2025
Rayanna Binder, Secretary	Mayor's Office	January 1, 2025 – December 21, 2025

Rod Bohannon	City-County Council	January 1, 2025 – December 21, 2025
Percy Bland	City-County Council	January 1, 2025 – December 21, 2025