



**Board of Zoning Appeals
Board of Zoning Appeals Division III (June
17, 2025)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, June 17, 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-UV3-008 | 1231 West Troy Avenue

Perry Township, Council District #22, zoned C-5 (FF)

JAAC Properties LLC, by David Gilman

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

****Petitioner to withdraw petition**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-DV3-015 | 3080 East Midland Road

Perry Township, Council District #23, zoned D-1

Mark Adams, by Kris Holeyfield

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an accessory structure within the front yard (not permitted).

****Petitioner to request continuance to the July 15, 2025 hearing of Division III**

2. 2025-DV3-020 | 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 parking area with zero-foot setbacks from Castle Avenue and Madison Avenue, no frontage landscaping, and three spaces maneuvering within the right-of-way of Castle Avenue (15 spaces and landscaping required, maneuvering within street rights-of-way not permitted).

****Automatic Continuance filed by the petitioner, continuing this to the July 15, 2025 hearing of Division III**

3. 2025-UV3-006 | 2308 Shelby Street

Center Township, Council District #19, zoned C-3 (TOD)

Walter Resinos

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor recreation and entertainment (not permitted) on a proposed deck with a 2.5-foot setback from Shelby Street, a 3.7-foot setback from Hervey Street, and encroaching within the clear sight triangle of their intersection (10-foot front yard setbacks required, encroachment of clear sight triangles not permitted).

****Automatic Continuance filed by a Registered Neighborhood Organization, continuing this to the July 15, 2025 hearing of Division III**

4. 2025-UV3-012 (Amended) | 2319, 2327, and 2331 North Gale Street

Center township, Council District #8, zoned D-5 / C-5
ICNA Relief USA Programs Inc., by David Gilman

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a transitional living quarters with four vehicle parking spaces (maximum 2 vehicle spaces per 3 habitable units required).

****Petitioner to request continuance to the July 15, 2025 hearing of Division III in order to amend the request and provide for adequate notice**

5. 2025-UV3-014 | 3331 North Hawthorne Lane

Warren Township, Council District #9, zoned D-4
Indy Real Estate Consulting LLC, by John Cross

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a four-unit townhome condominium (not permitted).

****An Automatic Continuance has been filed by a Registered Neighborhood Organization, continuing this petition to the July 15, 2025 hearing of Division III.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

6. 2025-UV3-004 | 5284 38th Street North Drive

Lawrence Township, Council District #9, zoned SU-1 (TOD)
The National Bank of Indianapolis, by Joseph D. Calderon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a freestanding Automated Teller Machine (ATM) (not permitted).

7. 2025-UV3-007 (Amended) | 3960 Baker Drive

Lawrence Township, Council District #15, zoned D-5
Joanne Springer, by Roger W. Upchurch

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction and use of a daycare center (not permitted) with deficient parking (7 spaces required).

PETITIONS FOR PUBLIC HEARING (New 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-DV3-019 | 8733 US 31

Perry Township, Council District #23, zoned C-4
Kasada LLC, by Sign Solutions Inc.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a freestanding sign within 269 feet of another freestanding sign and a third drive through sign (300-foot separation required, two drive through signs permitted).

10. 2025-UV3-011 | 2003 Woodcrest Road

Perry Township, Council District #23, zoned D-2
Alexis Lively

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a pet grooming operations as a home occupation (not permitted).

11. 2025-UV3-013 | 9045 East 30th Street

Warren Township, Council District #15, zoned SU-1
Calvary Temple Assembly of God Inc., by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for commercial offices within an existing building (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.