



Board of Zoning Appeals Board of Zoning Appeals Division I (August 4, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, August 04, 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-UV1-015 (Amended) | 1902 East 46th Street

Washington Township, Council District #7, zoned C-3 (W1)
DAST 2 LLC, by Thomas Kervan

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a storage container within the front yard, with a one foot front setback (accessory structures must be located to the rear of the building, 10 foot minimum front setback required), and with an off-premises sign to be posted on the structure (not permitted).

****Petitioner to request withdrawal.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-DV1-028 | 1019 N Beville Avenue

Center Township, Council District #13, zoned D-5
Nickolas Gonzalez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 7.5-foot tall privacy fence in the side and rear yards (maximum six-foot tall fence permitted in side and rear yards).

****A Registered Neighborhood Organization has automatically continued this petition to September 1, 2026.**

2. 2026-DV1-031 | 4850 West 78th Street

Pike Township, Council District #6, zoned I-2 (FF) / I-3
West 78th Street LLC, by Russell Webster

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for placement of 8-foot tall fence in front yards (maximum 3.5-foot fence permitted in I-2 and maximum 6-foot fence permitted in I-3), partially within the required clear-sight triangular area of 78th and Georgetown (not permitted), and partially within easements (not permitted).

****A timely automatic continuance has continued this petition to the September 1, 2026 hearing.**

3. 2026-DV1-033 | 8006 Meridian Hills Lane

Washington Township, Council District #2, zoned D-S
Christopher and Samantha Julka, by Adam Mears

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an open space of 80 percent (85 percent open space required).

****An automatic continuance has continued this petition to the September 1, 2026 hearing.**

4. 2026-DV1-035 | 7485 Central Avenue (Town of Meridian Hills)

Washington Township, Council District #2, zoned D-1
Chris Duke & Timothy Moffit by Matt Petyon/Chris Duke

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a 6-foot fence in the front yard (fence height in the front yard limited to 3.5 feet or 4 feet when 30% or less opaque).

****Multiple parties have continued this petition to the October 6, 2026 hearing.**

5. 2026-UV1-019 | 8185 Sycamore Road

Washington Township, Council District #2, zoned D-2
Rachel M. Simon, by Thomas Kail

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a 24' x 36' (864 square feet) playhouse in the established front yard (minor residential structures not permitted in the established front yard setback).

****This petition has been continued to the September 1, 2026 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. 2026-DV1-026 | 1814, 1838, 1857, 1859, 1918 & 1941 Tallman Avenue, and 2741 & 2755 Columbia Avenue

Center Township, Council District #8, zoned D-5
City of Indianapolis Department of Metropolitan Development, by Matthew Hostetler

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of duplexes on lots with deficient width (60-foot width required) and 4.5-foot building setbacks and reduced walkway setbacks on lots with a width of 35 feet (5-foot building setbacks and 2-foot walkway setbacks required).

7. 2026-DV1-027 | 330 North Arsenal Avenue

Center Township, Council District #13, zoned D-8
330 N Arsenal Ave LLC, by Alltrue Construction LLC

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a deck and stairs to protrude 4 feet into the required corner side yard setback (8-foot corner side setback required).

8. 2026-DV1-030 | 1406 South Capitol Avenue

Center Township, Council District #18, zoned D-8
Central at Old Southside, LP, by Carl Frey

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 227-unit residential development with parking in front of the front building line (not permitted) and a front building line beyond the allowable front building line range (the front building line must be between 20 and 50 feet in the neighborhood yard frontage type).

9. 2026DV1032 | 3213 Lowry Road

Wayne Township, Council District #11, zoned D-5
Josh Smith

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a garage and master bedroom addition attached to an existing home within a 4ft side yard setback (required 7 ft side yard setback).

10. 2026-DV1-034 | 4907 Rowney Street

Center Township, Council District #19, zoned D-3
Abisai Lopez Jimenez & Roxana E Lopez, by Joe Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 1-foot side yard setback for a covered patio (4-foot required).

11. 2026-DV1-037 | 1515 South Drover Street

Center Township, Council District #18, zoned I-4
Ingredion Incorporated, by Jamilah Mintze

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit erection of several accessory structures proposed as part of a co-generation facility within the required 30 feet front setback measured from the right-of-way of White River Parkway (West Drive). The structures vary from 1.5 feet to 29 feet from the right-of-way line, 50-feet required. Without landscaping (landscaping required).

12. 2026-DV1-038 | 1825 Marlowe Avenue

Center Township, Council District #13, zoned D-8
Excelsior LLC, Joe Smoker

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit a 4-foot corner side-yard setback (8-foot corner side-yard setback required), a 5-foot rear-yard setback for the primary residence (15-foot rear-yard setback required), a 1-foot rear-yard setback for the stoop and the sidewalk (5-foot rear-yard setback required), a 4-foot front building line (10-foot front building line required), and a partial encroachment of the covered porch into the clear site triangle (not permitted).

13. 2026-UV1-008 | 1852 Shelby Street

Center Township, Council District #18, zoned MU-1
The 8Forty, LLC, by Justin Kingen

Variance of use to allow for single-family attached dwellings in the MU-1 district (not permitted) and a variance of development standards to allow for a 37.5-foot wide lot (50-foot minimum lot width required), a 12-foot front building line (0-10 feet required), lack of a primary entrance feature on the front façade (not permitted), a front building line encompassing 42.66% of the lot width (minimum 80% required), a trash enclosure within the 15-foot rear yard setback (not permitted), and a 5-foot side yard setback (minimum 10-foot side yard setback required).

14. 2026-UV1-012 | 2355 West Morris Street, and 1211 and 1220 South Tremont Street

Wayne Township, Council District #17, zoned D-5 / C-4
Hurst Properties LLC, by Heath Hurst

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for administrative office space (not permitted in D-5) and for office uses with deficient vehicle and bicycle parking spaces (10 vehicle and 3 bicycle spaces required).

15. 2026-UV1-018 | 5160 E 65th Street

Washington Township, Council District #3, zoned I-2
Daniel Mattingly; Dast V, LLC

Variance of Use and Development Standard of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a 9600 square foot, 1 story, building to be used as a private sports training facility for baseball, softball, volleyball and will include a golf simulator, classified as an Indoor Recreation and Entertainment Use. To allow a lot to be developed with a street frontage of 0 feet, 75 feet less than is required in the metro context. To have a reduced western side setback of 20 feet, which is 10 feet less than the minimum required side setback of 30 feet in the metro context.

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

16. 2026-DV3-011 | 3603 South Meridian Street

Perry Township, Council District #18, zoned SU-1 (FF)
Roman Catholic Archdiocese of Indianapolis, Properties Inc as Trustee for St Roch, Catholic Church Indianapolis Inc., by Wooton Hoy (John Cross)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit an 8-foot fence in the front yard (fences taller than 4 feet not permitted in front yards) and located within the clear sight triangle (not permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

17. 2026-DV1-013 (Amended) | 2440 Lafayette Road

Wayne Township, Council District #11, zoned C-4
Lafayette Center LLC, by Sean Mastain

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot-tall perimeter chain link fence (maximum 3.5-foot-tall fence permitted in front yards, chain link not permitted within front yards and requires coating in side yards).

18. 2026-DV1-020 (Amended) | 6129 South Emerson Avenue

Franklin Township, Council District #24, zoned D-A
Daniel and Jennifer Taylor, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 4,800-square foot detached accessory structure, with a larger foot-print than the primary dwelling (accessory structures must be smaller than the primary dwelling).

PETITIONS FOR PUBLIC HEARING (New Petitions):

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