



**Board of Zoning Appeals  
Board of Zoning Appeals Division II  
(October 14, 2025)  
Meeting Agenda**

## Meeting Details

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

**Date:** Tuesday, October 14, 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-DV2-038 | 151 South Arsenal Avenue**

Center Township, Council District #18, zoned D-8

Hermann Frisch Nouts Tsajio

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-family dwelling with one dwelling unit having an area of 580 square feet (minimum floor area of 660 square feet required) on a lot with a width of 30 feet and area of 3,630 square feet (minimum width of 60 feet and area of 7,200 square feet required) and a 25-foot front yard setback from Arsenal Avenue (maximum 19.9-foot front yard setback permitted).

**\*\*Staff to withdraw on behalf of petitioner**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2025-SE2-004 | 6358 North College Avenue**

Washington Township, Council District #2, zoned D-7 (TOD)

Nalja Osman Inc., by Nicole Anderson

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a daycare center, subject to the filed plan of operation.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-space parking area (minimum nine spaces required).

**\*\*Request to continue to the November 18, 2025, hearing**

#### **2. 2025-DV2-035 | 5100 Knollton Road**

Washington Township, Council District #2, zoned D-S (FW) (FF)

John & Jane Murphy, by Justin & David Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on a lot with 50 feet of street frontage (75 feet required) and a driveway with a front yard setback of 12 feet from Roland Drive, with an accessory structure within the front yard of Roland Drive (accessory structures may not be within front yards).

**\*\*Request to continue to the November 18th, 2025, hearing**

3. **2025-DV2-039 | 854 North Gladstone Avenue**  
Center Township, Council District #13, zoned D-5  
Yuri Guzman, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a 2.58-foot north side yard setback (five feet required).

**\*\*Staff to request continuance to November 18, 2025, hearing**

4. **2025-UV2-013 | 148 West 38th Street**  
Washington Township, Council District #7, zoned C-4  
Martin Petroleum Inc., by Jamilah Mintze

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile fueling station within 1,555 feet of a transit station (1/2-mile separation required) and a convenience store with a one and a half-foot eastern transitional yard and a service area with a zero-foot eastern transitional yard (eight-foot transitional yard required) with deficient frontage and transitional yard landscaping.

**\*\*Automatic continuance filed by a Registered Neighborhood Organization to November 18, 2025, hearing**

#### PETITIONS TO BE EXPEDITED:

5. **2025-SE2-002 | 8540 & 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.

6. **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).

7. **2025-DV2-036 | 5458 East 82nd Street**  
Washington Township, Council District #3, zoned C-4  
KRG Castleton Crossing LLC, by Lisa Rains

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a third drive through sign (one sign permitted per lane).

8. **2025-DV2-037 (Amended) | 65 East Regent Street**  
Center Township, Council District #18, zoned D-5  
Walter Resinos

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition and conversion of a single-family dwelling into a two-family dwelling on a substandard lot (60-foot lot width and lot area of 7,200 square feet required) and resulting in an open space of 57 percent (60 percent required).

#### Petitions for Public Hearing

#### PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

#### PETITIONS FOR PUBLIC HEARING (Continued Petitions):

**9. 2025-DV2-016 | 1507, 1501 & 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).

**10. 2025-DV2-028 | 415 South Oxford Street**

Center Township, Council District #18, zoned D-5

Bob & Cindy Grigsby, by Mark & Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage addition with a 1.5-foot north side yard setback (five-feet required).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**11. 2025-DV2-040 | 6115 North Park Avenue**

Washington Township, Council District #7, zoned D-4 (TOD)

John & Kelly Deahl, by Brent Bennett

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a zero-foot north side yard setback (five feet required).

**12. 2025-UV2-012 | 2405 West 61st Street**

Washington Township, Council District #2, zoned D-2

Valdemar Duarte

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a commercial vehicle, being a commercial shipping container (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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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 |