



Board of Zoning Appeals Board of Zoning Appeals Division I (September 1, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, September 01, 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-DV1-039 | 2734 North Sherman Drive

Washington Township, Council District #8, zoned D-5
Mack Realty Group, by Arnoldo Gonzalez

Variance of Development Standards to permit the building of a multi-unit house on a 38-foot wide lot (40-foot lot width required) and to permit said multi-unit house to be built with 3-foot side setbacks (minimum 5-foot setback required).

****Petition to be withdrawn.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 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).

****Staff on behalf of petitioner to request continuance to October 6, 2026.**

2. 2026-DV1-036 | 6317 Askin Drive

Franklin Township, Council District #25, zoned D-P
John L. Hudson Jr. & Kimberly Hudson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for installation of a pool encroaching within a platted easement (not permitted).

****Staff to request continuance to October 6, 2026.**

3. 2026DV1042 | 1039 Kessler Blvd East Drive

Washington Township, Council District #7, zoned D-4
Eric West

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 23-foot, 3-inch detached garage with a pitched roof to accommodate an overhead attic storage space for residential household items (accessory structures not permitted to be taller than the primary dwelling).

****This petition will be continued to the October 6, 2026 hearing.**

4. 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).

****Petitioner to request continuance to October 6, 2026.**

5. 2026-UV1-020 | 3503 North College Avenue

Center Township, Council District #8, zoned D-5 / C-3
Duelin Transports LLC, by Sean Mastain

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a vehicle storage and commercial parking lot (not permitted) with 0-foot setbacks (10-foot front setback, 7-foot side setback, and 20-foot rear setback required), deficient landscaping (required), and without striping of parking stalls (required), enclosed by a six-foot-tall perimeter chain link fence utilizing barbed wire and within the clear-sight triangle (maximum 3.5-foot-tall fence permitted in front yards, chain link not permitted within front yards, barbed wire not permitted, encroachment into clear-sight triangle not permitted).

****This petition has been automatically continued to the October 6, 2026 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. 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).

7. 2026-DV1-041 | 9202 Hemingway Drive

Franklin Township, Council District #25, zoned D-4
Grand Communities, LLC, by Joe Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a subdivision entrance sign in the common area boulevard island of Hemingway Drive with a 4.4-foot front setback (10-foot setback required).

8. 2026-UV1-021 | 6448 W Ohio St

Wayne Township, Council District #16, zoned SU-9
Marathon Health, by Michael Claytor

A Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit the operation of a medical clinic in a government-owned building at the location.

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

9. 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).

10. 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).

11. 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).

PETITIONS FOR PUBLIC HEARING (New Petitions):

12. 2026-UV1-022 | 3441 West Washington Street

Wayne Township, Council District #17, zoned I-3 (FF) (TOD)
Jesus Ivan Ibarra Tamayo

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an Automobile, Motorcycle and Light Vehicle Sales or Rental facility, (not permitted).

13. 2026-UV1-023 | 1002 East 25th Street

Center Township, Council District #8, zoned I-2
Global Preparatory Academy Monon LLC, by Alex Intermill

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a internally illuminated monument sign with digital display (internal illumination and digital display not permitted) within 25 feet of a protected district (600-foot separation required), and with a front setback of 2 feet (5 feet required).

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