



Board of Zoning Appeals Board of Zoning Appeals Division I (January 6, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, January 06, 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

2025-DV1-059 | 5217 Broadway Street (approximate address)

Washington Township, Council District #7, Zoned D-5 (TOD) (W-5)
John Rising-Moore

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the addition to a single-family dwelling with a four-foot north side setback and a 3.5-foot south side setback (five-foot side setbacks required).

**** Automatic continuance filed by a registered neighborhood organization, continuing this petition to the February 3, 2026 hearing of Division I**

2025-UV1-019 | 3040 South Kercheval Drive (approximate address)

Franklin Township, Council District #20, Zoned D-5
Harry Hicks Jr.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a shipping container (prohibited) within the front yard, with a zero-foot north side yard setback (accessory structures not permitted within the front yard, seven-foot side yard setbacks required).

****Petitioner has requested that this petition be withdrawn**

2025-UV1-026 | 1860 Sugar Grove Avenue (approximate address)

Center Township, Council District #12, Zoned C-1 (W-1)
Full Circle Development, by Jason Wolfe

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a two-story single-family residence with a detached 2-car garage (not permitted), per the site plan.

****Petitioner has requested to withdraw to allow for the filing of a rezoning petition**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-DV1-052 | 4105 West 93rd Street (approximate address)

Pike Township, Council District #1, Zoned I-2, MU-1
V 465 LLC, by John B. Gregg

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a warehouse with its proposed parking areas and access drive to be within the stream

protection corridor of a proposed rerouting of Payne Branch Creek and the removal of heritage trees without prior authorization (not permitted).

2. 2025-DV1-062 | 9110 Kenwood Drive (approximate address)

Washington Township, Council District #2, Zoned D-2
Joseph Pinnell

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a 6-foot tall fence within a front yard (maximum 3.5-foot height permitted).

****An automatic continuance has been filed by a registered neighborhood organization, continuing this to the February 3, 2026 hearing of Division I**

3. 2025-DV1-063 (Amended) | 6690 Jackson Street (approximate address)

Wayne Township, Council District #16, Zoned D-2
Ramon Ibanez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall fence with posts exceeding the height of the fence by more than a foot, within the front yard of Bauman Street, and encroaching within right-of-way, the clear-sight triangle of a driveway, and an easement (maximum 3.5-foot tall fence permitted, posts maximum one foot taller than fence, encroachment of rights-of-way, clear-sight triangles and easements prohibited).

**** Petition to be continued to the February 3, 2026 hearing of Division I, in order to allow for amended notice**

4. 2025-UV1-023 | 5237 Commerce Circle (approximate address)

Franklin Township, Council District #25, Zoned C-S
Faithful Companions Cremation Services, LLC, by Jacob S. Brattain

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a crematory (not permitted).

5. 2025-UV1-024 | 2170 East 75th Street (approximate address)

Washington Township, Council District #2, Zoned D-S (FW)
Molly A. Wright, by David Stevens

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for and legally establish an accessory structure in the front yard of 75th Street (not permitted), to provide for the expansion of a detached garage with a two-foot side setback (15-foot side setback required) and for the garage to have a footprint larger than the primary building (accessory structures cannot be larger than the primary building).

****This petition will need to be continued to the February 3, 2026 hearing of Division I, in order to allow for amended notice**

6. 2025-UV1-025 | 3531 Five Points Road (approximate address)

Franklin Township, Council District #20, Zoned D-A
Neat Investments, by Edward Neat

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor and indoor storage of commercial vehicles, with limited truck or heavy vehicle repair (not permitted), and to legally establish the existing 4,000-square foot building as the primary structure (single-family dwellings or barns associated with an agricultural use only permitted as primary structures).

****This petition will need to be continued to the February 3, 2026 hearing of Division I, in order to allow for revised notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2025-UV3-031 | 4240 Bluff Road (approximate address)

Perry Township, Council District #22, Zoned SU-7
Otis James & Tonya Haimes, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a three-unit apartment (not permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. 2025-DV1-054 | 8752 Michigan Road (8650 Michigan Road parcel address)

Pike Township, Council District #1, Zoned C-4
Seven 7 Venture, Inc., by Timothy Ochs and Jennifer Milliken

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment with a drive-through without two stacking spaces after the final service unit (required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

9. 2025-DV1-061 | 9000 Shetland Lane (approximate address)

Pike Township, Council District #1, Zoned D-A
Rebecca Bolton and David Padrick, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an accessory residential structure on a lot that is not developed with a primary building and lacks street frontage (accessory structures on lots without primary buildings not permitted; minimum 125-foot street frontage required).

10. 2025-DV1-064 | 3155 Arbor Street (approximate address)

Perry Township, Council District #22, Zoned D-4 (FF)
Jose Moreno, by Samuel Salazar

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a detached accessory garage within the front yard of Arbor Street (accessory structures must be behind primary buildings), and for a 72-foot wide parking area within the front yard of Arbor Street (maximum 30-foot wide parking area permitted).

11. 2025-DV1-060 | 5101 East Thompson Road (approximate address)

Franklin Township, Council District #24, Zoned C-4
BT Indianapolis, LLC, by Joseph Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of three freestanding pylon signs, with one sign being the third freestanding sign along the South Emerson Avenue frontage, and two signs being within 210 feet and 284 feet of another freestanding sign (maximum of two freestanding signs per frontage, 300-foot separation between signs 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