



Board of Zoning Appeals Board of Zoning Appeals Division I (February 3, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, February 03, 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-UV1-025 | 3531 Five Points Road

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).

****Petitioner to request withdrawal**

2025-UV1-023 | 5237 Commerce Circle

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).

****Staff to request withdrawal of petition**

PETITIONS REQUESTING TO BE CONTINUED:

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

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 exceeding one double-loaded row of parking in front of a building (not permitted) and the removal of heritage trees without prior authorization (not permitted).

****Staff to request continuance to March 3, 2026 hearing**

2. 2025-DV1-061 | 9000 Shetland Lane

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).

****Staff to request continuance and transfer to February 10, 2026 on behalf of petitioner**

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

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).

****Automatic continuance filed by Registered Neighborhood Organization, continuing petition to March 3, 2026.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

4. 2025-DV1-059 | 5217 Broadway Street

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).

5. 2025-DV1-062 | 9110 Kenwood Drive

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).

6. 2025-DV1-064 | 3155 Arbor Street

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).

7. 2025-UV1-024 (Amended) | 2170 East 75th Street

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), for the garage to have a footprint larger than the primary building (accessory structures cannot be larger than the primary building), and with 81% open space (85% open space required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

8. 2025-DV1-065 | 2929 Eagledale Drive

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

Grise Home & Property Group LLC, by Martin Jimenez

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a carport with a 0-foot side yard setback (5-foot setback 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