Board of Zoning Appeals
Board of Zoning Appeals Division I
(November 10, 2026)
Meeting Agenda

Meeting Details

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

Date: Tuesday, November 10, 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-UV1-020 | 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****This petition will be withdrawn.**

PETITIONS REQUESTING TO BE CONTINUED:

1. **2026-DV1-047 | 2502 N. Delaware Avenue**
Center Township, Council District #12, zoned MU-2
Shawn Jones

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor seating to the north of Building 'A' with planting and no other landscaping at a two-foot north side transitional yard setback (minimum 15-foot transitional side yard with landscaping required).

****Petitioner to request continuance to December 1, 2026 hearing.**

2. **2026-UV1-025 (Amended) | 2040 North Emerson Avenue**
Center Township, Council District #13, zoned C-4
Thind Property Group LLC, by Joseph Csikos

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage and repair of vehicles (not permitted) with 3-foot and 5-foot front yard setbacks of parking areas (10 feet required), a 6-foot southern transitional yard setback (8 feet required), and deficient landscaping and outdoor storage screening (required).

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

3. **2026-UV1-027 (Amended) | 2450 Lafayette Road**
Wayne Township, Council District #11, zoned C-4
Jorge Gonzales

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an existing automobile repair with outdoor storage of inoperable vehicles (not permitted) and encroachment into the required rear transitional yard setback (minimum 20 feet setback requirement), without minimum off-street parking and ADA parking (minimum of four off-street parking space required and one ADA space required).

****Petitioner to request continuance to December 1, 2026 hearing.**

4. **2026-UV1-028 | 625 Foltz Street**
Wayne Township, Council District #17, zoned D-4
Ruby Ramirez

Variance of Use of the Consolidated Zoning Ordinance to permit the storage of construction materials (not permitted), storage of construction equipment (not permitted) and the storage of trailers and vehicles (not permitted).

****Staff to request continuance to December 1, 2026 to allow petitioner to arrange interpretation services.**

5. **2026-UV1-029 | 431 North Holmes Avenue**
Wayne Township, Council District #18, zoned I-3
Brook Transport LLC, by David Dearing

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit the display automobiles for sale (not permitted).

****This petition will be continued to the December 1, 2026 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. **2026-DV1-044 | 2674 Shirley Drive**
Wayne Township, Council District #11, zoned D-5
Jesse Martinez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a new carport to replace the existing old carport in the same location with a 1-foot side yard setback (required 7 feet side yard setback).

7. **2026-DV1-049 | 444 West Hampton Drive**
Washington Township, Council District #7, zoned D-5
Cameron O'Connor

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a detached accessory garage with a 3-foot side setback (7-foot required) and within an easement.

8. **2026-DV1-050 | 4110 Fir Court**
Washington Township, Council District #3, zoned D-2
Guy Maiorano, by Hannah Maiorano

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a driveway width of 112 feet (maximum 30 feet permitted) for the construction of a half-circle driveway within a front yard.

9. **2026-DV1-052 | 5410 East 82nd Street**
Washington Township, Council District #3, zoned C-4
KRG Castleton Crossing LLC, by Chris Hinkle

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment and accessory drive-through including stacking spaces within the front yard of Allisonville Road (stacking spaces not permitted in front yards along a public right-of-way that exceeds 30 feet in width).

10. **2026-DV1-053 | 4812 Ladywood Bluff Road**
Washington Township, Council District #8, zoned D-P
Joseph Dilling and Melissa Dilling, by Indy's Best Exteriors

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a deck with a 16-foot rear-yard setback (20-feet required).

11. **2026-DV1-054 | 2401 Guilford Avenue**
Center Township, Council District #8, zoned D-8
Christopher A and Mary Provence, by Kendrick Davis

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a 1-foot rear yard setback (15 feet required) and a 2-foot corner side yard setback (8 feet required) for the construction of a detached accessory garage.

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

12. **2026-DV1-045 | 4634 W Naomi Street**
Wayne Township, Council District #17, zoned D-5
Vicki McClain and Heather Warren

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit an 8-foot fence (maximum permitted 6-foot) Variance of Development Standards of the Consolidated Zoning and a 1-foot side setback (7-foot required).

13. **2026-DV3-011A | 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 located within the clear sight triangle (not permitted).

14. **2026-UV1-022 | 3441 West Washington Street**
Wayne Township, Council District #1y, 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).

PETITIONS FOR PUBLIC HEARING (New Petitions):

15. **2026-MO1-003 | 2380 East 54th Street**
Washington Township, Council District #7, zoned C-3
Michigan Road Realty Corporation, by Kelly Shaw

Modification of a statement of commitments placed on the subject property under 2005-UV1-008 to remove a commitment prohibiting the outdoor seating area to be enclosed by a permanent roof or awning.

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