



Board of Zoning Appeals  
Board of Zoning Appeals Division I (April  
7, 2026)  
Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, April 07, 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-DV1-008 | 5102 West Bradbury Avenue**

Wayne Township, Council District #17, zoned D-4  
Darin Jackson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 35-foot width of parking area created by two driveways within the front yard (parking areas limited to 30-foot width in front yards).

**\*\*This petition will be withdrawn.**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2026-DV1-003 | 602 Prospect Street**

Center Township, Council District #18, zoned D-8  
NP Financial Services LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-family dwelling with a 10-foot rear setback (20-foot rear setback required), and to permit an off-street parking pad within the front yard with a zero-foot west side setback (parking pad not permitted, five-foot side setback required).

**\*\*Petitioner to request continuance to May 12, 2026.**

#### **2. 2026-DV1-010 | 2606 Northview Avenue**

Washington Township, Council District #3, zoned D-5  
Sandra Palombi

Variance of Development Standards of the Consolidated Subdivision and Zoning Ordinance to provide for a 4-foot fence with greater than 30% opacity (maximum of 30% opacity permitted).

**\*\*Staff requests to continue this petition to the May 12, 2026, with notice.**

#### **3. 2026-UV1-006 (Amended) | 8798 Moore Road**

Pike Township, Council District #1, zoned D-A / D-1  
J E Land, LLC, by S. Gregory Zubek

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wellness center (not permitted) with gravel parking areas in the front yard of Moore Road exceeding 30 feet in width (hard surfacing required, parking in front of buildings limited to 30 feet).

**\*\*Staff to request continuance to May 12, 2026.**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**4. 2026-DV1-006 | 7575 Central Avenue, Town of Meridian Hills**

Washington Township, Council District #2, zoned D-S  
Rebecca Boyle, by Todd Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a single-family dwelling with a rear yard setback of 15 feet (minimum of 30 feet required).

**5. 2026-DV1-009 (Amended) | 44 East 54th Street**

Washington Township, Council District #7, zoned D-2  
Charles and Julie Revard

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a 5-foot west side yard setback (7-foot side yard setback required), and an open space of 65% (75% open space required).

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

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

**6. 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).

**7. 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).

**8. 2026-DV1-001 | 445 Sanders Street (Amended)**

Center Township, Council District #18, zoned D-8  
NP Financial Services LLC, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-family dwelling encroaching within the clear sight triangle of Sanders Street and South East Street (not permitted).

**9. 2026-DV1-004 | 6535 North Olney Street**

Washington Township, Council District #3, zoned D-2  
Chris Schmidt

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a privacy fence not to exceed twelve (12) feet in height in the rear yard (maximum height six-feet permitted in rear yards).

**10. 2026-UV1-002 | 5301 West 56th Street**

Pike Township, Council District #6, zoned D-A (FF) (FW)  
Mirza W. A. Baig, by David Kingen and Justin Kingen

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish a four-unit apartment building as a second primary structure on a lot (not permitted).

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

**11. 2026-DV1-007 | 4137 North Sherman Drive**

Washington Township, Council District #8, zoned D-2  
DeAndre Smith

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

**12. 2026-DV1-011 | 2562 North Bancroft Street**

Center Township, Council District #8, zoned D-4/I-3  
Edward Hansen, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a 1,344-square foot barn with a primary dwelling totaling 1,335-square feet (detached accessory structure larger than primary dwelling are not permitted).

**13. 2026-DV1-012 | 3675 West 11th Street**

Wayne Township, Council District #12, zoned D-5  
Manuel Alonso Marrufo Villa & Maria Elena Marrufo, by Epifanio Carbajal

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a 3-foot side setback (7-foot required), a 3-foot rear setback (5-foot required), and within an easement (encroachment into easements prohibited), accessed by a driveway resulting in a 69-foot width of parking area in the front yard (parking areas limited to 30-foot width in front yards) and a landscape area of 47.3% along the frontage (minimum 65% required).

**14. 2026-UV1-004 | 4902 West Washington Street**

Washington Township, Council District #17, zoned C-5 (TOD)  
QH W Washington Street LLC, by Joseph D. Calderon

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a check cashing and validation service use within 50 feet of a protected district (500-foot separation 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](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
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