



# Board of Zoning Appeals Board of Zoning Appeals Division III (August 18, 2026) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, August 18, 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-UV3-007 | 1531 Hunter Road**

Warren Township, Council District #20, zoned D-A

Joel Gomez & Asuncion Caballero, by Arnoldo Gonzalez

Variance of Use to allow for a 240 foot by 140 foot soccer field with accessory parking and structures (outdoor recreation not permitted within D-A) and a variance of development standards to provide for a side setback of 21 feet and 9 inches (minimum 30 feet required), a rear setback of 21 feet and 6 inches (minimum 75 feet required), to provide for a fence taller than 6 feet (not permitted in D-A), and deficient bike parking (greater of 3 spaces or 10% of required off-street parking spaces required).

**\*\*This petition will be withdrawn.**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2026-UV3-011 | 2001 West Washington Street**

Center Township, Council District #18, zoned C-4 (TOD)

Don's Legacy LLC, by Jennifer Wright

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile parts and supply store on a lot greater than 0.5-acre (automobile service and repair prohibited on lots larger than 0.5-acre in the TOD district).

**\*\*A Registered Neighborhood Organization has automatically continued this petition to the September 15, 2026 hearing.**

## Petitions for Public Hearing

## PETITIONS TO BE EXPEDITED:

#### **2. 2026-DV3-028 | 6335 Old Orchard Road**

Lawrence Township, Council District #9, zoned D-S (W-5)

Gabriel D. Browne & Emily Kay Love Browne, by Misha Rabinowitch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the placement of an accessory hot tub and deck within the front yard (side or rear yard required) and with a front setback of 70 feet (100 feet required), and to legally establish the existing home on a lot without access from a public street (required).

3. **2026-UV3-014 | 4038 & 4040 Otterbein Avenue**  
Perry Township, Council District #23, zoned D-4 (TOD)  
Roberta Lopez, by Anthony S. Ridolfo

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for a secondary dwelling unit with a size of 727 square feet (maximum 720 feet permitted) and to allow for a primary and secondary dwelling unit without permanent occupancy by the owner (occupancy of either the primary or secondary dwelling unit by the owner required).

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

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

4. **2026-DV3-014 | 4202 Carson Avenue**  
Perry Township, Council District #19, zoned D-A (FW) (FF) / D-6II  
Kevin and Heather Davis

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall fence within the front yard of Carson Avenue (maximum 3.5-foot tall fence permitted) and encroaching within the required clear-sight triangle (not permitted).

5. **2026-DV3-016 (Amended) | 10220 East Washington Street**  
Warren Township, Council District #20, zoned C-4 (TOD)  
Indy WS40 LLC, by Barnes & Thornburg LLP (Joseph Calderon)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive through with access provided by Ring Road instead of an alley (drive throughs prohibited within 600 feet of a transit station except where located behind the building and all access is provided by alleys), for a drive through without an exclusive bypass aisle (bypass aisle required).

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

6. **2026-UV3-015 | 3305 Pinetop Drive**  
Perry Township, Council District #24, zoned D-3  
Min Sung Zi and Mang Hluan

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit more than 12 chickens as personal livestock (maximum 12 permitted); to permit an accessory chicken coop with a 16-foot front-yard setback (25-feet minimum) in a front yard (not permitted); a 6-foot-tall fence within a front yard (maximum 3.5-feet permitted) and reduced side-yard setbacks (6-feet required) for all existing accessory structures.

#### **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                                |
|---------------------------|-------------------------------------|-------------------------------------|
| Joanna Taft, Chair        | Metropolitan Development Commission | January 1, 2025 – December 21, 2025 |
| Bryan Hannon, Vice-Chair  | Mayor's Office                      | January 1, 2025 – December 21, 2025 |
| Rayanna Binder, Secretary | Mayor's Office                      | January 1, 2025 – December 21, 2025 |
| Rod Bohannon              | City-County Council                 | January 1, 2025 – December 21, 2025 |
| Percy Bland               | City-County Council                 | January 1, 2025 – December 21, 2025 |