



# Board of Zoning Appeals Board of Zoning Appeals Division II (February 10, 2026) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, February 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

#### **2025-UV2-018 | 1003 West 30th Street**

Center Township, Council District #12, zoned C-3

Skyline General Contracting Corp, by Jorge Gonzales

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a single-family residence (not permitted), per the site plan.

#### **\*\*Petitioner to withdraw petition**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2026-DV2-001 | 1781 Sloan Avenue**

Center Township, Council District #19, zoned D-2

Victory College Prep Inc., by Andrew Horton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an accessory parking area with a ten-foot front yard setback from both Sloan Avenue and Iowa Street (20-foot front setback required).

#### **\*\*Petitioner to request continuance to March 10, 2026**

#### **2. 2025-UV2-016 (Amended) | 2949 Brouse Avenue**

Center Township, Council District #8, zoned D-5

Hector Esparza, by Leonel Gomez and Tomasa Yadira Torres

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage of vehicles awaiting repair (not permitted).

#### **\*\*Staff to request continuance to March 10, 2026.**

#### **3. 2026-UV2-001 | 1927 North Capitol Avenue**

Center Township, Council District #12, zoned HD-2 (TOD) (W-5)

The Uniform House Inc., by Timothy H. Button

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the warehousing and distribution of HVAC and electronic parts (not permitted).

#### **\*\*Petitioner to request continuance to March 10, 2026**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**4. 2026-DV2-002 | 5375 Graceland Avenue**

Washington Township, Council District #7, zoned D-5 (FF)  
Scott Brady

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a 16-foot rear yard setback (twenty feet required).

**5. 2025-DV3-036 (Amended) | 2065 Columbia Avenue**

Center Township, Council District #13, zoned I-3  
River West 3 LLC, by Adam DeHart

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding building with a 29.5-foot southern transitional yard (40 feet required).

**6. 2025-UV2-017 | 853 North Tacoma Avenue**

Center Township, Council District #13, zoned D-5  
Near East Area Renewal, by Joe Smoker

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit rowhouse (not permitted), each with a minimum main floor area of 612 square feet, a front building line of 20 feet from Tacoma Avenue, and a five-foot corner side yard setback (660 square foot main floor area required, maximum 19.9-foot building line permitted, eight-foot corner side yard setback required), with deficient parking, per site plan filed.

**7. 2026-UV2-002 | 4560 Ocean Avenue**

Washington Township, Council District #8, zoned MU-2 (W-1)  
Monon 46 JV LLC, by Daniel Phair

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a bar and lounge within 25 feet of a protected district. (100-foot separation required) with an indoor recreation and entertainment use (not permitted), subject to the filed plan of operation.

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

**8. 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).

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

**9. 2025-DV2-045 | 8083 Georgetown Road**

Pike Township, Council District #1, zoned D-2  
Raul Flores, by Donald W. Fisher

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 4,000 square-foot accessory building and 2,591 square-foot accessory building, both being larger than the primary building (not permitted) and the 4,000 square-foot building being located within the front yard of the property (not permitted).

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

## 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                                |
|----------------------------------|-------------------------------------|-------------------------------------|
| Craig Von Deylen, Chair          | City-County Council                 | January 1, 2025 – December 21, 2025 |
| James Duke, Vice-Chair           | Mayor's Office                      | January 1, 2025 – December 21, 2025 |
| Patrice Duckett-Brown, Secretary | City-County Council                 | January 1, 2025 – December 21, 2025 |
| Beth Brandon                     | Mayor's Office                      | January 1, 2025 – December 21, 2025 |
| Tom Barnes                       | Metropolitan Development Commission | January 1, 2025 – December 21, 2025 |