



# Board of Zoning Appeals Board of Zoning Appeals Division I (July 1, 2025) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, July 01, 2025

**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-DV1-026 | 29 West Arizona Street**

Center Township, Council District #18, zoned D-5  
Ana Pereira, by Daniel Salazar

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of primary and accessory structures with three-foot side yard setbacks (five feet required).

#### **\*\*Automatic Continuance filed by Petitioner, to the August 5, 2025 hearing of Division I**

#### **2025-DV1-032 | 7986 North College Avenue, Town of Williams Creek**

Washington Township, Council District #2, zoned D-S (TOD)  
Brian Maire and Lauren Riley, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a garage addition with a two-foot south side yard setback (15 feet required), resulting in an open space of 81 percent (85 percent required) and encroachment into an easement (encroachment of easements not permitted).

#### **\*\*Automatic Continuance filed by registered neighborhood organization, continuing this to the August 5, 2025 hearing of Division I**

#### **2025-UV1-009 | 5330 West Morris Street**

Wayne Township, Council District #17, zoned C-3 (TOD)  
Adriano Montas, by Arnolando Gonzalez Vasquez

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an Automobile, Motorcycle, and Light Vehicle Service or Repair facility, with outdoor storage of vehicles awaiting repair (not permitted), with eight parking spaces and zero bicycle parking spaces provided.

#### **\*\*Automatic Continuance filed by petitioner to the August 5, 2025 hearing of Division I**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2025-DV1-029 | 2062 Carrollton Avenue**

Center Township, Council District #13, zoned D-8  
Breedy B LLC, by Jamilah Mintze

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a three-foot corner side yard setback from 21st Street (eight feet required).

**\*\*Staff to request a continuance to the August 5, 2025 hearing of Division I**

**2. 2025-DV1-030 | 2110 Bloyd Avenue**

Center Township, Council District #8, zoned I-3  
Covenant Commercial Investments 1 LLC, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building with a two-foot front transitional yard from Bloyd Avenue, a ten-foot front yard setback from Jefferson Avenue and a three-foot north side yard setback (40-foot front transitional yard, 30-foot front yard setback, 10-foot side yard setbacks required).

**\*\*Staff to request a continuance to the August 5, 2025 hearing of Division I, in order to allow for an amendment to the request**

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

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

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

**3. 2025-DV1-023 | 6714 Balmoral Road**

Wayne Township, Council District #17, zoned D-3  
Roberto & Hestia Campos

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall fence within the front yards and clear sight triangle of Balmoral Road and Haymount Drive (3.5-foot tall fence permitted, encroachment of clear sight triangle prohibited).

**4. 2025-DV1-025 (Amended) | 1002 Hosbrook Street & 815 Grove Avenue**

Center Township, Council District #18, zoned D-8 (TOD)  
Ethan & Madisson Riddle, by Micah Hill

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a four-foot-tall fence within the front yards, clear sight triangles, and right-of-way of Grove Avenue and Hosbrook Street and Grove Avenue and the abutting alley (height limited to 3.5-foot tall, encroachment of clear sight triangles not permitted, encroachment of right-of-way not permitted).

**5. 2025-UV1-006 | 5451 Moller Road (Amended)**

Pike Township, Council District #5, zoned D-A / D-P  
Maribel Morales Picon, by David E. Dearing

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of two food trucks (prohibited).

**6. 2025-UV1-008 (2nd Amended) | 6158 West 10th Street**

Wayne Township, Council District #16, zoned D-3 (W-1) (W-5)  
Homes In Motion LLC, by John Cross

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for Office: Business, Professional or Government uses (not permitted), a second vehicular access point (not permitted) and parking areas up 157 feet wide within the front yards of Vinewood Street and High School Road (30-foot width permitted).

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

**7. 2025-DV1-028 | 4830 Guilford Avenue**

Washington Township, Council District #7, zoned D-5 (TOD) (W-1)  
Jeffery & Ellen Butz, by Mark Demerly

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage resulting in a three-foot south side yard setback (five feet required).

**8. 2025-DV1-031 | 3838-3862 East Washington Street**  
Center Township, Council District #13, zoned MU-2 (TOD)  
Shepherd Community, Inc., by Mindy Westrick Brown

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for development of a mixed-use project with first floor residential at-grade (two-foot elevation above street level required) and public entries at intervals of 100' along the front facades (one entry per 50 feet required) and vehicle access from Bradley Avenue (exclusive access from improved alley 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