



**Board of Zoning Appeals
Board of Zoning Appeals Division II (April
8, 2025)
Meeting Agenda**

Meeting Details

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

Date: Tuesday, April 08, 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-DV2-004 | 2328 North Harding Drive

Center Township, Council District #12, zoned D-5 (W-5)
Stonecroft LLC, by Joseph Lese

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with one-foot side yard setbacks on a lot with an existing duplex (five feet required).

**Petitioner to withdraw

PETITIONS REQUESTING TO BE CONTINUED:

- 2025-UV2-001 (Amended) | 2454 North Illinois Street**
Center Township, Council District #12, zoned D-8 (TOD) (RC)
Sheref Nesseem, by Justin Kingen

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of either an HVAC commercial contractor (not permitted) or C-1 uses (not permitted), the location of a six-foot tall fence within the front yards of and clear-sight triangle created by Fall Creek Parkway Drive S and Illinois Street (maximum 3.5-foot tall fence permitted, encroachment into clear-sight triangles not permitted), a parking area with a zero-foot side yard setback (four-feet required) and being greater than 30-foot wide within the front yards of Fall Creek Parkway Drive S and Illinois Street (not permitted), and a 12 square foot wall sign to be located on the eastern elevation (maximum sign area of 3% of the front elevation required).

**Petitioner to request a continuance to the May 13, 2025 hearing of Division II

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 2025-DV2-007 | 5734 North New Jersey Street**
Washington Township, Council District #7, zoned D-4 / D-2
Jason & Jill Cleveland, by Todd Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a zero-foot setback from the southern zoning boundary (minimum four feet required) and a 5.25-foot rear yard setback (20 feet required).

3. **2025-DV2-008 | 8542 Springview Drive**
Washington Township, Council District #2, zoned D-1
Kevin & Rochelle Clasen, by Alex Thompson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a two-foot north side yard setback (eight feet required).

4. **2025-UV2-005 | 9210 North Meridian Street**
Washington Township, Council District #2, zoned C-1
DR Horton - Indiana LLC, by Andrew Wert

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a veterinary hospital (not permitted) within an existing building.

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

5. **2025-UV2-004 | 3321 South Tibbs Avenue**
Decatur Township, Council District #21, zoned D-5 (FF)
PDJS Lake LLC, by James Lewis Hillery, Esq.

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the parking of a recreational vehicle as a primary use (not permitted).

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.