



Board of Zoning Appeals Board of Zoning Appeals Division II (August 12, 2025) Meeting Agenda

Meeting Details

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

Date: Tuesday, August 12, 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

PETITIONS REQUESTING TO BE CONTINUED:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

1. **2025-DV2-026 | 5547 North Delaware Street**

Washington Township, Council District #7, zoned D-4 (MSPC)
Theo & Elizabeth Mascari, by Vince Braun

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

2. **2025-UV2-011 | 5380 North College Avenue (Parcel address 651 East 54th Street)**

Washington Township, Council District #7, zoned C-3 / D-5 (TOD)
5400 College Ave LLC, by Elizabeth Bentz Williams

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a bar within 10 feet of a protected district (100-foot separation required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

3. **2025-DV2-016 | 1507, 1501, and 1533 West New York Street**

Center Township, Council District #18, zoned D-8 (RC)
Lurvey Loft Townhomes LLC, by Adam DeHart

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 45-foot tall, four story four-unit townhome development with 27 percent living material comprising the front yard (maximum 40-foot tall, three story building permitted, 50 percent living material required).

4. 2025-DV2-019 | 3870 Broadway Street

Washington Township, Council District #7, zoned D-5 (TOD)
Carlos Garcia and Martha Rivas

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 6.5-foot tall fence within the front yards and clear sight triangles of Broadway Street and the front yards, clear sight triangle and encroaching within the right-of-way of 39th Street, with 9.5-foot tall fence posts (maximum height 3.5-foot-tall fence permitted, fence posts limited to one-foot taller than maximum fence height, encroachment of clear sight triangles not permitted, encroachment of right-of-way not permitted).

5. 2025-DV2-021 | 1144 Navajo Trail South Drive

Washington Township, Council District #2, zoned D-2 (FF)
Harriet Greenland

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of an eight-foot-tall fence along the rear lot line (maximum height of six feet permitted).

6. 2025-DV2-022 | 1337 Olive Street

Center Township, Council District #18, zoned D-5 (TOD)
Brandon Spitz and Christina Presley, by Sharmin Frye

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 23.624-foot tall carriage house where the primary dwelling is 22-foot-tall (accessory structures may not be taller than primary buildings), with a three-foot northern side yard setback (five feet required).

7. 2025-UV2-010 | 802 Roache Street

Center Township, Council District #12, zoned D-5
Loving Missionary Baptist Church, by Josh Meyers

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a freestanding monument sign, not for a residential community (not permitted), with a zero-foot front yard setback from Franklin Place and Roache Street (10-foot setback required) and encroaching within their clear sight triangles and rights-of-way (encroachments not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

8. 2025-DV2-027 | 5227 Knollton Road

Washington Township, Council District #6, zoned D-S (FW) (FF)
John & Karen Puffer, by David E. Dearing

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn within the front yard of Knollton Road (not permitted).

9. 2025-DV2-028 | 415 South Oxford Street

Center Township, Council District #18, zoned D-5
Bob & Cindy Grigsby, by Mark & Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage addition with a 1.5-foot north side yard setback (five-feet required).

10. 2025-DV2-029 | 5907 Birchwood Avenue

Washington Township, Council District #7, zoned D-5
Drew & Taylor Gaynor, by David and Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the a building addition with an eight-foot rear yard setback (20 feet required) and a mini-barn with a 1.5-foot north side yard setback (five feet 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. 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.**

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