



Board of Zoning Appeals Division III (May 26, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, May 26, 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

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-DV3-009 | 6111 and 6215 Lakehaven Lane

Perry Township, Council District #22, zoned C-7 (FF) / I-2 (FF)
Lakehaven Realty LLC & RH Malin, Inc., by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage and rental of heavy construction equipment within 10 feet of the southern property line and of a protected district (30-foot transitional setback and 500-foot separation from protected districts required), utilizing gravel for parking and vehicle maneuvering area (hard surfacing required), and with both a height exceeding 10 feet (not permitted) and with deficient transitional yard landscaping and deficient screening around outdoor storage areas (required).

****Staff to request continuance to July 21st to allow additional review.**

2. 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).

****Staff to request continuance to June 16, 2026 hearing.**

3. 2026-DV3-015 | 4305 Dudley North Drive

Perry Township, Council District #24, zoned D-3
Mark & Amanda Daniel, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot-tall fence within front yard areas (maximum 3.5-foot height permitted).

****Staff to request continuance on petitioner's behalf due to scheduling conflict.**

4. 2026-DV3-016A | 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).

****This petition will be continued to the June 16, 2026 hearing to allow additional review.**

5. **2026-UV3-006 | 4240 Bluff Road**
Perry Township, Council District #22, zoned SU-7
Otis James & Tonya Haimes, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a two-unit residential structure in addition to a detached garage with secondary dwelling unit (not permitted).

****This petition will be continued to the June 11, 2026 Hearing Examiner under case number 2026-CMP-823.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. **2025-MO3-002 | 2719 North Emerson Avenue**
Warren Township, Council District #9, zoned I-2
Imagineering Holdco Inc., by Nick Hammer

Modification to terminate Conditions Two and Three of 2005-SE3-003 to allow for outdoor storage and operations outside of the existing building (outdoor storage prohibited and operations required to be within the existing building).

Variance of use and development standards of the Consolidated Zoning/Subdivision Ordinance to allow for outdoor storage within 280 feet of a protected district with a height of 13 feet and without required fencing and landscape screening (500 feet of separation required, maximum 10-foot tall height permitted, screening required).

7. **2026-SE3-003 | 8420 Masters Road**
Lawrence Township, Council District #4, zoned C-4
Pinecrest Holdings LLC, by Tyler Ochs

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a critter/pest removal commercial contractor.

8. **2026-DV3-013 | 4202 South East Street**
Perry Township, Council District #23, zoned C-5
Kurt Padavano, by Atlantic Sign Company

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit a pole sign with a height of 23.5 feet (maximum 20 feet permitted), to allow for a 3rd pole sign (maximum one per frontage), and to allow for a total of 5 freestanding signs along East Street frontage (maximum 2 per frontage permitted).

9. **2026-DV3-016B | 10220 East Washington Street**
Warren Township, Council District #20, zoned C-4 (TOD)
Indy WS40 LLC, by Barnes & Thornburg LLP

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a monument sign within 250 feet of another freestanding sign (300 feet of separation required).

10. **2026-DV3-017 (Amended) | 949 South Illinois Street**
Center Township, Council District #18, zoned CBD-2 (RC)
George Stergiopoulos, by Mark and Kim Crouch

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit building (minimum 5 units required).

11. 2026-DV3-018 | 5351 Hawthorne Drive

Lawrence Township, Council District #9, zoned D-2
Aldolph Buckner

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage with a zero-foot south side setback (seven-foot side setback required).

12. 2026-UV3-003 | 3305 North Arlington Avenue

Warren Township, Council District #9, zoned C-3
Tech Management LLC, by Simranjit Nagra

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit a 120-square-foot expansion of an existing residential use (residential uses not permitted in a commercial district).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

13. 2025-MO3-003 | 3030 North Shadeland Avenue

Warren Township, Council District #9, zoned C-4
Shadeland Holdings Inc., by Patrick Rooney

Modification of Commitments associated with 2022-UV3-034 to modify Commitment Twelve to read as follows: "The real estate shall be developed as a retail gas station and convenience store pursuant to the site plan prepared by Abonmarche last dated 5/09/2024 and attached hereto."; and to terminate Commitments Five and Thirteen-M which restricted the days and hours of business operation and prohibited an automobile fueling station.

14. 2026-SE3-001 (Amended) | 6490 Massachusetts Avenue

Warren Township, Council District #9, zoned I-2
WEB Property Group LLC, by Tyler Ochs

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a Commercial Parking Lot.

15. 2026-DV3-010 (Amended) | 102 Jonquil Drive

Perry Township, Council District #23, zoned D-3
Kenneth and Josephine Busald, by Daniel Russello

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a detached accessory structure within a utility easement (not permitted), and with a three-foot west side yard setback (six-foot required).

16. 2026-DV3-011 | 3603 South Meridian Street

Perry Township, Council District #18, zoned SU-1 (FF)
Roman Catholic Archdiocese of Indianapolis, Properties Inc as Trustee for St Roch, Catholic Church Indianapolis Inc., by Wooton Hoy

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit an 8-foot fence in the front yard (fences taller than 4 feet not permitted in front yards) and located within the clear sight triangle (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

17. 2026-SE3-002 | 6309 South Harding Street

Perry Township, Council District #22, zoned C-7 (FF) / D-A (FF)
Amanpreet Singh, by Adam G. Hoffer

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial truck parking lot.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial truck

parking use within the Floodway Fringe (not allowed).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 0-foot transitional yard setbacks (20-foot transitional yard required), deficient interior and transitional yard landscaping (required), and truck parking on a gravel surface (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.

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