



Board of Zoning Appeals
Board of Zoning Appeals Division I
(February 4th, 2025)
Meeting Agenda

Meeting Details

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

Date: Tuesday, February 04, 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:

1. **2024-DV1-045 | 4496 Saguaro Trail**

Pike Township, Council District #6, zoned I-2
Shear Saguaro LLC, by Justin W. Leverton, Esq.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an 11-foot rear yard setback (30 feet required).

****Petitioner requesting a continuance to the March 4, 2025 hearing of Division I in order to submit additional information to the file**

2. **2024-UV1-030 | 2927 West Washington Street**

Warren Township, Council District #18, zoned C-4 (TOD)
Teklit Fecadu

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a five-unit multi-family building(not permitted).

****Staff requesting a continuance to the March 4, 2025 hearing of Division I in order to allow for an amendment requiring notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

3. **2024-DV1-037 | 2402 East 38th Street (Amended)**

Washington Township, Council District #8, zoned C-5 (TOD)
Popeyes Louisiana Kitchen Inc., by Gilligan Company

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-thru accessory use within 600 feet of a Transit Station (not permitted), and an additional drive-thru lane within the front yard of Keystone Avenue (not permitted).

4. 2024-DV1-046 | 8654 West 86th Street

Pike Township, Council District #1, zoned D-2 / D-S (FF)
Gary A. & Mickey K. James

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a six-foot tall decorative fence within the front yard of 86th Street (maximum height of 3.5-feet permitted).

5. 2024-DV1-047 | 1919 Mansfield Street

Center Township, Council District #12, zoned D-5 (W-1)
James & Mary Holman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a driveway accessing Mansfield Street (exclusive vehicular access of improved alleys required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

6. 2025-DV1-001 | 4235 East 46th Street

Washington Township, Council District #8, zoned D-1
Tamara Brown Living Trust 8/13/2024, by Krieg DeVault LLP & Kevin G. Buchheit

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a six-foot tall ornamental fence within the front yard of East 46th Street (maximum 3.5-foot tall fence permitted).

7. 2025-DV1-002 | 8751 Michigan Road

Pike Township, Council District #1, zoned C-4
Drive-In of Evansville Inc., by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment with 43 parking spaces (maximum 23 spaces permitted) and a drive-through with a service unit facing Bethany Road, stacking spaces within the front yards of Bethany and Founders Road (not permitted) and without an exclusive bypass aisle (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.