



# Board of Zoning Appeals Board of Zoning Appeals Division II (July 8, 2025) Meeting Agenda

## Meeting Details

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

**Date:** Tuesday, July 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-DV2-020 (Amended) | 727 Fairfield Avenue**

Washington Township, Council District #8, zoned D-5  
Fairfield Lofts LLC, by Josh Compton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of an eight-foot tall fence within the western side yard (maximum six-foot tall fence permitted).

**\*\*Petitioner to withdraw**

#### **2025-UV2-009 | 3889 West Perry Street**

Decatur Township, Council District #21, zoned D-5 (FF)  
Alayna & Jayden Bridgeman, by Justin Bridgeman

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a hemp, CBD, health & wellness, and smoking paraphernalia retail business (not permitted) with nine vehicle parking spaces (maximum four spaces permitted) and zero bicycle parking spaces (minimum three spaces permitted).

**\*\*Petitioner to withdraw**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 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).

**\*\*Automatic continuance filed by a remonstrator**

#### **2. 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).

**\*\*Petition to be continued due to insufficient notice**

**3. 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).

**\*\*Automatic continuance filed by a registered neighborhood organization**

**4. 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).

**\*\*Petitioner to request a continuance to the August 12, 2025 hearing**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**5. 2025-DV2-024 | 4353 Washington Boulevard**

Washington Township, Council District #7, zoned D-2  
Jeffrey & Andrea Pierson, by Mark Demerly

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

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

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

**6. 2025-MO2-001 | 5510 Millersville Road**

Washington Township, Council District #3, zoned C-4  
R. Michael Thomas, by Ted W. Nolting

Modification of Commitments related to 2021-DV2-019 and 2023-MO2-001, which provided for the location of a temporary modular building with a three-foot south side transitional setback, which expired two years from the date of their approval, being May 11, 2021 and May 11, 2025, respectively. The request is to extend this expiration date to May 11, 2027.

**7. 2025-DV2-018 | 5469 North Capitol Avenue**

Washington Township, Council District #7, zoned D-5 (FF)  
Patrick & Jennifer Mikusky

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a five-foot rear yard setback (20 feet required).

**8. 2025-DV2-019 (Amended) | 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).

**9. 2025-UV2-006 | 5060 East 62nd Street**

Washington Township, Council District #3, zoned C-3  
GSR Ventures II LLC, by Lester Wiley Carver

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an indoor event center (not permitted).

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

**10. 2025-DV2-023 | 5338 West Edwards Avenue**

Decatur Township, Council District #21, zoned D-5  
Austin Young

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a six-foot-tall fence within the front yards of Biltmore and Edwards Avenues (maximum 3.5-foot tall fence permitted within front yards) and the location of a shed within the front yard, and maintaining a five-foot front yard setback from Biltmore Avenue (accessory structures not permitted within front yards).

**11. 2025-DV2-025 | 1435 North Hamilton Avenue**

Center Township, Council District #13, zoned D-5  
Alejandro Aranda-Kenya, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a carport with 2.5-foot side yard setbacks (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](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
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
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