



Board of Zoning Appeals Division I (June 2, 2026) Meeting Agenda

Meeting Details

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

Date: Tuesday, June 02, 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

2026-DV1-018 | 3101 North Norfolk Street

Wayne Township, Council District #11, zoned D-4 (FF)
SLB Assets IV LLC, by Yuliana A. Manzo Llamas

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a mini-shed with a 3-foot northern side yard setback (5-foot setback required) and within an easement (not permitted).

****Petition to be withdrawn.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-DV1-013 (Amended) | 2440 Lafayette Road

Wayne Township, Council District #11, zoned C-4
Lafayette Center LLC, by Sean Mastain

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot-tall perimeter chain link fence utilizing barbed wire and within a rear-yard easement (maximum 3.5-foot-tall fence permitted in front yards, chain link not permitted within front yards, barbed wire not permitted, encroachment into easements not permitted).

****This petition has been automatically continued to the July 7, 2026 hearing.**

2. 2026-DV1-020 | 6129 South Emerson Avenue

Franklin Township, Council District #24, zoned D-A
Daniel and Jennifer Taylor, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an accessory building as a primary use for personal/non-commercial storage (not permitted), with a 30-foot rear setback (75-foot rear setback required).

****Staff to request continuance to July 7, 2026 to allow petition amendments and new notice.**

3. 2026-DV1-022 | 510 West Hampton Drive

Washington Township, Council District #7, zoned D-5
Michael and Sara Mitchell, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a three-foot side yard setback for a detached structure (seven feet required).

****Petitioner to request continuance to July 7, 2026 to amend request.**

4. 2026-UV1-002 | 5301 West 56th Street

Pike Township, Council District #6, zoned D-A (FF) (FW)
Mirza W. A. Baig, by David Kingen and Justin Kingen

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish a four-unit apartment building as a second primary structure on a lot (not permitted).

****Petitioner to request continuance to July 7, 2026 to allow time for inspections.**

5. 2026-UV1-008 | 1852 Shelby Street

Center Township, Council District #18, zoned MU-1
The 8Forty, LLC, by Justin Kingen

Variance of use to allow for single-family attached dwellings in the MU-1 district (not permitted) and a variance of development standards to allow for a 37.5-foot wide lot (50-foot minimum lot width required), a 12-foot front building line (0-10 feet required), lack of a primary entrance feature on the front façade (not permitted), a front building line encompassing 42.66% of the lot width (minimum 80% required), a trash enclosure within the 15-foot rear yard setback (not permitted), and a 5-foot side yard setback (minimum 10-foot side yard setback required).

****Staff to request continuance to allow petitioner to provide missing information.**

6. 2026-UV1-013 | 8005 East Thompson Road

Franklin Township, Council District #25, zoned D-A
Sergio Pantoja Sanchez, by INDYZA

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for a commercial contractor producing canopies, awnings, and similar fabric material to operate within an existing detached accessory structure (non-agricultural commercial operations not permitted within D-A) and a Variance of Development Standards to permit a 4,218-square-foot barn being larger than the 1,960-square-foot dwelling (barns in the D-A district may only be larger than primary dwellings if used for agricultural-related purposes).

****This petition will be continued to the July 7, 2026 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2026-DV1-019 | 1630 East 18th Street

Center Township, Council District #8, zoned D-5
Dayspring Properties LLC, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a 4.5-foot west side yard setback (five feet side setback required), and a 9-foot rear setback (20-foot rear setback required).

8. 2026-DV1-021 | 8080 Broadway Street

Washington Township, Council District #2, zoned D-S
Kevin and Anne Casey, by Eric Jensen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition, resulting in a 5.5-foot side yard setback (15-foot side setback required), and a 21-foot rear setback (25 feet required).

9. 2026-DV1-023 | 4000 Michigan Road

Washington Township, Council District #7, zoned SU-7
Art Association of Indianapolis Indiana, by Brent Bennett

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of two monument signs along the 38th Street frontage and one monument sign along the Michigan Road frontage, being the second and third primary freestanding signs along 38th Street (maximum two signs

permitted) with heights of 9 feet and 12 feet (maximum 5 feet permitted) and with a separation of 75 feet between the 38th Street signs (300-foot separation required), and a canopy sign with a projection from the wall exceeding 18 inches (maximum 18 inches permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

10. 2026-DV1-012 (Amended) | 3675 West 11th Street

Wayne Township, Council District #12, zoned D-5
Manuel Alonso Marrufo Villa & Maria Elena Marrufo, by Epifanio Carbajal

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a 3-foot side setback (7-foot required), a 4-foot rear setback (5-foot required), and within an easement (encroachment into easements prohibited), accessed by a driveway resulting in a 33-foot width of parking area in the front yard (parking areas limited to 30-foot width in front yards).

11. 2026-UV1-009 | 3002 East 56th Street

Washington Township, Council District #3, zoned C-3
Shvonne Watson, by Table Holdings, dba Every Day Auto

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit an auto sales business (not permitted in the C-3 zoning district).

12. 2026-UV1-011 | 3922 East 26th Street

Center Township, Council District #8, zoned D-5
Fancy Towing LLC, by Nyenell Odom

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a gravel parking lot to store recently towed vehicles (not permitted, parking areas must be paved), with zero-foot front, side and rear setbacks (10-foot front setback, 5-foot side setbacks and 20-foot rear setback required) and a six-foot privacy screened fence surrounding the site (maximum 3.5-tall fence permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

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
Peter Nelson, Chair	Mayor's Office	January 1, 2025 – December 21, 2025

David Duncan, Secretary	Mayor's Office	January 1, 2025 – December 21, 2025
Jennifer Whitt	City-County Council	January 1, 2025 – December 21, 2025
Andrew Katona	Metropolitan Development Commissions	January 1, 2025 – December 21, 2025
VACANT	City-County Council	N/A