



Board of Zoning Appeals Board of Zoning Appeals Division III (August 19, 2025) Meeting Agenda

Meeting Details

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

Date: Tuesday, August 19, 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. **2025-DV3-020 | 4102 Madison Avenue**

Perry Township, Council District #23, zoned C-4 (TOD)
Sanchez Family Inc., by Kevin Lawrence

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eating establishment with a parking area with zero-foot setbacks from Castle Avenue and Madison Avenue, no frontage landscaping, and three spaces maneuvering within the right-of-way of Castle Avenue (15 spaces and landscaping required, maneuvering within street rights-of-way not permitted).

****Petitioner to request continuance to the September 16, 2025 hearing of Division III in order to amend the request**

2. **2025-DV3-025 | 980 South Kitley Avenue**

Warren Township, Council District #20, zoned I-4 / I-3
980 Kitley LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding building with a two-foot front yard setback from Kitley Avenue (60 feet required), without required landscaping and sidewalk installation.

****Staff to request continuance to the September 16, 2025 hearing in order to review revised materials**

3. **2025-UV3-018 | 7802 Hague Road**

Lawrence Township, Council District #3, zoned SU-2
Metropolitan School District of Lawrence Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a 12-foot-tall monument sign (five-foot height permitted) with digital display within 80 feet of a protected district (digital display prohibited, 400 feet of separation required).

4. **2025-UV3-023 | 125 S Bonar Avenue**

Warren Township, Council District #20, zoned I-2
Rayo Vivar Investments Corp, by Josh Smith

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling, subject to the filed site plan (not permitted).

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2025-SE3-001 | 420 North Galeston Avenue

Warren Township, Council District #14, zoned D-3 (FW) (FF)
Eduardo Vasquez

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a manufactured home.

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-DV3-023 | 3640 North Post Road

Warren Township, Council District #9, zoned C-4 (TOD)
Post Holdings LLC, by Patrick Rooney

(Amended) Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a fifth freestanding sign along Post Road, within 232 feet and 243 feet of other freestanding signs (maximum of two freestanding signs per frontage, 300-foot separation required).

8. 2025-DV3-024 | 2747 North Emerson Avenue

Warren Township, Council District #9, zoned I-2 (FW) (FF)
Pridgen Property Holdings LLC S, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a waiver of the requirement to install pedestrian connectivity between a freestanding building and the existing sidewalk network along the right-of-way of Emerson Avenue (required).

9. 2025-DV3-026 | 95 South Mitthoefer Road

Warren Township, Council District #20, zoned C-4 (TOD)
Indiana Federal Credit Union, by Misha Rabinowitch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for site improvements resulting in a south transitional yard setback ranging from 0.5-feet to 11 feet (20 feet required).

10. 2025-UV3-006 | 2308 Shelby Street

Center Township, Council District #19, zoned C-3 (TOD)
Walter Resinos

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor recreation and entertainment (not permitted) on a proposed deck with a 2.5-foot setback from Shelby Street, a 3.7-foot setback from Hervey Street, and encroaching within the clear sight triangle of their intersection (10-foot front yard setbacks required, encroachment of clear sight triangles not permitted).

11. 2025-UV3-012 (Amended) | 2319, 2327, and 2331 North Gale Street

Center Township, Council District #8, zoned D-5 / C-5
ICNA Relief USA Programs Inc., by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a transitional living quarters use.

12. 2025-UV3-016 | 1659 East Sumner Avenue

Perry Township, Council District #23, zoned D-5
Cronus LLC, by Eric Donovan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 1,414-square-foot second primary building (not permitted) with a four-foot east side yard setback (seven feet required).

13. 2025-UV3-020 (Amended) | 3615 South Rural Street

Perry Township, Council District #19, zoned D-A
Lopez Rentals LLC, by Maurice R. Scott

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for operation of an event center (not permitted) without bicycle parking (minimum of 10% of required vehicle parking spaces required) with gravel parking areas (hard surfacing required) containing 114 vehicle spaces (maximum 100 spaces permitted for proposed capacity) and a 10-foot rear yard setback (75-foot setback required) with individual parking stalls containing 162 square feet (180 square feet required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

14. 2025-DV3-027 | 3303 South State Street

Perry Township, Council District #19, zoned D-4
GOPRO Investments LLC, by David E. Dearing

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 65-foot wide gravel parking area within the front yard for the parking of three recreational vehicles (parking areas limited to 30-foot width in front yards, maximum two recreational vehicles permitted, hard surfacing required), and a six-foot tall fence within the front yard (maximum 3.5-foot tall fence permitted in front yards).

15. 2025-UV3-021 | 4038 & 4040 Otterbein Avenue

Perry Township, Council District #23, zoned D-4 (TOD)
Robert Lopez, by Anthony S. Ridolfo

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 1,172 square foot second primary building with a 3.5-foot western side yard setback and a six-foot rear yard setback (one primary building permitted per lot, four-foot side, 20-foot rear yard setbacks required).

16. 2025-UV3-022 | 6520 East 82nd Street

Lawrence Township, Council District #4, zoned C-3
CIL Castleton LLC, by Patrick Rooney

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a 30-foot tall illuminated pole sign (pole signs and internal illumination not permitted), being the seventh freestanding sign along East 82nd Street, within 116 and 273 feet of other freestanding signs (maximum of two signs permitted per frontage per lot, 300-foot separation required).

17. 2025-UV3-024 | 10859 East Washington Street

Warren Township, Council District #20, zoned C-4 (TOD)
East Washington Real Estate LLC, by Andi M. Metzel

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a furniture warehousing, wholesaling and distribution facility (not permitted) and a chain-link fence with a height of 6 feet within front and side yards (maximum fence height of 3.5 feet permitted within front yards, chain-link fencing disallowed within front yards and coating required in side yards).

Additional Business:

18. RESOLUTION NO. 2025-BZ3-001

Authorizes Eddie Honea, Current Planning Administrator for the Department of Metropolitan Development, to participate in and represent its interests at the Court ordered mediation under Cause No. 49D01-2007-PL-023390

****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