



Board of Zoning Appeals Board of Zoning Appeals Division III (July 21, 2026) Meeting Minutes

Meeting Details

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

Date: Tuesday, July 21, 2026

Time: 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

Business:

1. Adoption of Meeting Minutes: June 16, 2026, Board of Zoning Appeals, Division III - **Approved**

2. Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

3. 2026-DV3-011 | 3603 South Meridian Street | **Continued and transferred to 8/4/26, Division I hearing**

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 (John Cross)

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).

4. 2026-DV3-014 | 4202 Carson Avenue | **Continued by request from the petitioner to the 8/18/26, hearing**

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) and encroaching within the required clear-sight triangle (not permitted).

5. 2026-DV3-016A (Amended) | 10220 East Washington Street | **Automatic continuance by a remonstrator to the 8/18/26, hearing**

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) and for a drive through without an exclusive bypass aisle (bypass aisle required).

6. 2026-UV3-007 | 1531 Hunter Road | **Continued by request from the petitioner to the 8/18/26, hearing**

Warren Township, Council District #20, zoned D-A

Joel Gomez & Asuncion Caballero, by Arnoldo Gonzalez

Variance of Use to allow for a 240 foot by 140 foot soccer field with accessory parking and structures (outdoor recreation not permitted within D-A) and a variance of development standards to provide for a side setback of 21 feet and 9 inches (minimum 30 feet required), a rear setback of 21 feet and 6 inches (minimum 75 feet required), to provide for a fence taller than 6 feet (not permitted in D-A), and deficient bike parking (greater of 3 spaces or 10% of required off-street parking spaces required).

7. 2026-UV3-011 | 2001 West Washington Street | Continued by request from the petitioner to the 8/18/26, hearing

Center Township, Council District #18, zoned C-4 (TOD)
Don's Legacy LLC, by Jennifer Wright

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile parts and supply store on a lot greater than 0.5-acre (automobile service and repair prohibited on lots larger than 0.5-acre in the TOD district).

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

8. 2026-DV3-009 (Amended) | 6111 and 6215 Lakehaven Lane | Approved

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 30 feet of a protected district (500-foot separation from protected districts required), utilizing gravel for parking and vehicle maneuvering area (hard surfacing required), and with a height exceeding 10 feet (not permitted), deficient transitional yard landscaping (required), and deficient screening around outdoor storage areas (required).

9. 2026-DV3-025 (Amended) | 8674 US 31 | Approved

Perry Township, Council District #22, zoned C-4
Fountain Creek LLC, by Crystal Whitehead

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the placement of a canopy sign with sign area exceeding 45% of the canopy plane (maximum 45% permitted) and for three secondary incidental signs (maximum 2 per acre permitted).

10. 2026-DV3-026 | 6400 S Belmont Ave | Approved

Perry Township, Council District #22, zoned I-2
Midwest Food Bank Corp, by Jacob Brattain

A variance of development standards of the Consolidated Zoning and Subdivision Ordinance to permit a fifteen- foot (15') encroachment into the required thirty- foot (30') side yards on the north and south sides of the property within the I- 2 zoning district, to allow the construction of access drives.

11. 2026-UV3-012 | 7801 East 88th Street | Three-day waiver of notice approved | Petition approved

Lawrence Township, Council District #4, zoned I-2
GF Ventures of Indiana LLC, by Karina Plasencia

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a Body Care Salon and Service use.

12. 2026-DV3-021 | 3919 Madison Avenue | Petition moved to Expedited List | Petition approved

Perry Township, Council District #23, zoned C-7 (TOD)
HRSV LLC, by Jason Burk

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience store building and fueling canopy with a front building line width of 43 percent (60 percent required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

13. 2026-SE3-002 (Amended) | 6309 South Harding Street | Denied

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

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial contractor use partially within the D-A zoning district (not permitted).

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), vehicle parking and outdoor storage on a gravel surface (not permitted), and outdoor storage lacking screening within 500 feet of a protected district (screening required).

14. 2026-DV3-015 | 4305 Dudley N. Drive | Approved

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).

15. 2026-DV3-019 (Amended) | 6838 South East Street | Approved

Perry Township, Council District #22, zoned C-1
CKJ Property LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition and new parking area with a 6-foot front transitional yard setback (20 feet required), a 5-foot rear transitional yard setback (15 feet required), a total of 29 parking spaces (maximum of 24 spaces permitted), and no frontage sidewalks (130 linear feet of sidewalk responsibility).

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.