



Board of Zoning Appeals
Board of Zoning Appeals Division I
(May 12, 2026)
Meeting Results

Meeting Details

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

Date: Tuesday, May 12, 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

PETITIONS REQUESTING TO BE CONTINUED:

1. **2026-DV1-013 (Amended) | 2440 Lafayette Road | CONT'D TO 6-2-26 W/O NOTICE**

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 will be continued to the June 2nd, 2026 hearing due to need for additional variances.**

2. **2026-UV1-008 | 1852 Shelby Street | CONT'D TO 6-2-26 W/O NOTICE**

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), and a trash enclosure within the 15-foot rear yard setback (not permitted).

****A Registered Neighborhood Organization has filed a timely automatic continuance to June 2, 2026.**

3. **2026-UV1-009 | 3002 East 56th Street | CONT'D TO 6-2-26 W/O NOTICE**

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).

****A timely automatic continuance was filed on this case, continuing it to the June 2nd, 2026 hearing.**

4. **2026-UV1-011 | 3922 East 26th Street | CONT'D TO 6-2-26 W/O NOTICE**

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).

****This petition will be continued to June 2, 2026 to allow for proper notice.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2025-SE3-003 | 4555 South Harding Street | APPROVED

Perry Township, Council District #22, zoned I-4 (FF)
Deleitosa Properties LLC, by Marianne McCalip

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of a legally established Outdoor Advertising Sign due to a highway widening and improvement of I-69 and I-465 by a state agency.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the relocation of an existing 14-foot by 48-foot off-premise advertising sign, of which the relocated off-premise sign will have a height of 70 feet (maximum height of 60 feet permitted) and be located within 400 feet of another outdoor advertising sign (1,000-foot radial spacing required).

6. 2026-DV1-003 (Amended) | 602 Prospect Street | APPROVED

Center Township, Council District #18, zoned D-8
NP Financial Services LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-family dwelling, resulting in the lack of a primary entry feature along the front façade (required), with a zero-foot front setback (10-foot front setback required), a three-foot east side setback (seven-foot side setback required), a 10-foot rear setback (20-foot rear setback required), and a 13-foot wide drive aisle (23-foot wide drive aisle required).

7. 2026-DV1-017 | 7320 East Hanna Avenue | APPROVED

Franklin Township, Council District #20, zoned D-3
MI Homes of Indiana LP, by Joseph Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of homes on certain lots within the Grayson Subdivision, with an open space of 65-69% (70% open space required).

8. 2026-DV2-009 | 5360 Central Avenue | APPROVED

Washington Township, Council District #7, zoned D-4
Andrea Jain and Vincent Manganello, by David B. Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a 14-foot rear setback (minimum of 20 feet required).

9. 2026-DV3-007 | 1930 North Audubon Street | APPROVED

Warren Township, Council District #14, zoned D-5
Suleima Morales, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition to the primary dwelling with an 11-foot rear setback (20 feet required).

10. 2026-DV3-012 | 4200 South Harding Street | APPROVED

Perry Township, Council District #22, zoned I-4 (FF)
Hanson Aggregates, Midwest Inc., by Joseph Csikos

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a new building related to the existing extraction use located within the Floodway Fringe (not permitted) and with deficient landscaping (landscaping required).

11. 2026-UV1-006 (Amended) | 8798 Moore Road | APPROVED

Pike Township, Council District #1, zoned D-A / D-1
J E Land, LLC, by S. Gregory Zubek

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wellness center (not permitted) with gravel parking areas in the front yard of Moore Road exceeding 30 feet in width (hard surfacing required, parking in front of buildings limited to 30 feet).

12. 2026-UV1-007 | 5282 East 65th Street | APPROVED

Washington Township, Council District #3, zoned I-2
Substalae LLC, by Artisan Outdoor Craftsman

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to establish a 1,370 square foot second-floor apartment (dwelling units not permitted in I-2) and to provide for a deck as a residential accessory structure (residential structures not permitted in I-2).

13. 2026-UV1-010 | 4020 Monaco Drive | APPROVED

Washington Township, Council District #3, zoned D-1
Chateau In The Woods Investment, LLC, by Joseph Calderon

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish 118 existing multifamily units and to allow up to 126 total units (multifamily dwellings not permitted in D-1).

14. 2026-UV3-001 | 11011 Brookville Road | APPROVED

Warren Township, Council District #25, zoned D-A (FW) (FF)
Kindred Excavating Group LLC, by David Gilman

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an excavation commercial contractor (not permitted).

15. 2026-UV3-002 | 7900 Shelby Street | APPROVED

Perry Township, Council District #22, zoned SU-38
Young Men's Christian Association, by Kevin Buchheit

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a financial services use (not permitted).

16. 2026-UV3-004 (Amended) | 2705 Shriver Avenue | APPROVED

Center Township, Council District #12, zoned D-5
Debbie Spain

Variance of Use and Development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a transitional living quarters use (not permitted) with deficient vehicle parking (5 spaces required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

17. 2026-DV1-001 (Amended) | 445 Sanders Street | APPROVED

Center Township, Council District #18, zoned D-8
NP Financial Services LLC, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-family dwelling encroaching within the clear sight triangle of Sanders Street and South East Street (not permitted).

18. 2026-DV1-010 | 2606 Northview Avenue | APPROVED

Washington Township, Council District #3, zoned D-5
David & Sandra Palombi, Michael Palombi, by Matt Barr

Variance of Development Standards of the Consolidated Subdivision and Zoning Ordinance to provide for a 4-foot fence with greater than 30% opacity (maximum of 30% opacity permitted).

19. 2026-DV1-012 (Amended) | 3675 West 11th Street | CONT'D TO 6-2-26 W/O NOTICE

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).

PETITIONS FOR PUBLIC HEARING (New Petitions):

20. 2026-DV1-014 | 9200 Keystone Crossing | CONT'D TO 5-19-26 W/O NOTICE

Washington Township, Council District #4, zoned C-4
KATC Property LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a second skyline sign on a building elevation (one skyline sign per elevation).

21. 2026-DV1-015 | 5607 West 38th Street | APPROVED

Wayne Township, Council District #5, zoned C-4
Palmetto Indianapolis-West 38th Street LLC, by Ed Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a monument sign, being the fourth primary freestanding sign along the 38th Street frontage (maximum two freestanding signs per frontage) and with a separation of 165 feet, 244 feet and 246 feet from other primary freestanding signs (300-foot separation required).

22. 2026-DV1-016 (Amended) | 141 East Pleasant Run Parkway South Drive | APPROVED

Center Township, Council District #18, zoned D-5
Richard Tindell and Nicole Hubbard, by Tyler Ochs

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a rear yard fence to obstruct the clear sight triangle (not permitted).

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 31, 2025 |

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| 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 |