



Board of Zoning Appeals
Board of Zoning Appeals Division II
(July 14, 2026)
Meeting Results

Meeting Details

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

Date: Tuesday, July 14, 2026

Time: 1:00 PM

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

Business:

- 1. Adoption of Meeting Minutes:** Adoption of minutes of BZA II hearing on June 9, 2026. **Approved**
- 2. Special Requests:** Request for 95% reduction of fees for a pending variance petition at 2705 E. Washington Street (VAR-26-172). **Indecisive. A second motion to reduce fees by 50% was Approved**

PETITIONS REQUESTING TO BE CONTINUED:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 3. 2026-UV2-009 | 6001 Michigan Road **Approved****
Washington Township, Council District #2, zoned C-3
Speedway SuperAmerica LLC, by Laura Trendler

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the replacement of underground fuel storage tank tops, product piping, and fuel dispensers related to an automobile fueling station use (not permitted).
- 4. 2026-UV2-010 | 543 East Market Street **Two-day waiver of notice was granted. Petition was approved****
Center Township, Council District #18, zoned CBD-2 (TOD) (RC) (FF)
Temco Holdings LLC, by Wooton Hoy, LLC and JJ Capital, LLC

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit a single-family residence within an existing structure (single-family dwellings not allowed in the CBD-2 district).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

- 5. 2026-DV2-017 | 921 East 66th Street **Petitioner requested a withdrawal for the variance related to sidewalks, which was acknowledged by Chairperson VonDeylen. Petition was moved to the expedited list and was approved****
Washington Township, Council District #7, zoned MU-2 (FF) (TOD)
KMK Cornell LLC, by Joe Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing daycare/preschool with 31% building transparency on the west façade (40% transparency required), a zero to six-foot west transitional yard (15 foot west transitional yard required), with no interior parking lot landscaping (interior parking lot landscaping required for parking lots with 15 or more spaces), a 22-foot wide drive aisle (23-foot wide drive aisle required), ~~without the installation of a public sidewalk along East 66th Street or payment into the sidewalk fund (public sidewalks are required along the entire frontage of abutting public rights-of-way)~~, with a five-foot front setback for existing and proposed parking from 66th Street (25 feet minimum required), a 102-foot wide parking lot (limited to 40% of lot width or 41 feet), 21 parking spaces (23 parking spaces required), with 21 parking spaces at 8' 6" (maximum of 7 parking spaces can be sized for small cars), and with parking in portions of the west transitional yard (not permitted).

6. 2026-DV2-021 | 534 and 546 East 38th Street Continued, with notice to the August 4, 2026, hearing
Washington Township, Council District #7, zoned D-9 (TOD)
Barry Pachciarz

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a 60" tall fence in the front yard (maximum height of 48" 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.