



Board of Zoning Appeals
Board of Zoning Appeals Division III
(March 17, 2026)
Meeting Results

Meeting Details

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

Date: Tuesday, March 17, 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. **2025-SE3-003 (Amended) | 4555 South Harding Street | CONT'D TO 4-21-26 W/O NOTICE**

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 and be located within 400 feet of another outdoor advertising sign (1,000-foot radial spacing required).

****Staff to request continuance to April 21, 2026.**

2. **2026-SE3-001 | 6490 Massachusetts Avenue | CONT'D TO 4-21-26 W/O NOTICE**

Warren Township, Council District #9, zoned I-2 / I-4 (TOD)
WEB Property Group LLC, by Tyler Ochs

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a Commercial Parking Lot.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the parking of trucks and semi-trailers within the TOD, on 14.878 acres (not permitted, commercial parking lots limited to a maximum of 2 acres).

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

3. **2026-DV3-001 | 1759 North Whittier Place | APPROVED**

Warren Township, Council District #14, zoned D-5
Leticia Lamas and Edgar Morales, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage expansion, with a 5-foot south side setback (7-foot required).

4. **2026-DV3-002 | 8704 US 31 | APPROVED**
Perry Township, Council District #23, zoned C-4
Fountain Creek LLC, by Joe Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a commercial building and parking with a 10-foot side transitional yard (20 feet required).

5. **2026-DV3-003 | 3171 North Pennsylvania Street | APPROVED**
Center Township, Council District #8, zoned D-5 (TOD)
John K. Barry, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a three-foot north side yard setback (seven feet required) and a one-foot rear yard setback (twenty feet required).

6. **2026-DV3-004 | 8133 East 96th Street | APPROVED**
Lawrence Township, Council District #4, zoned C-4
French Associates I LLC, by Ashley Wallis

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station and convenience store with deficient facade transparency (40 percent required), per plans submitted.

7. **2026-DV3-005 | 1759 West Morris Street | APPROVED**
Center Township, Council District #18, zoned C-4
Lyles Construction Group by Matthew Lyles

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 5-foot side setback (minimum 8 feet required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. **2025-MO3-003 | 3030 North Shadeland Avenue | CONT'D TO 4-21-26 W/O NOTICE**
Warren Township, Council District #9, zoned C-4
Shadeland Holdings Inc., by Patrick Rooney

Modification of Commitments associated with 2022-UV3-034 to modify Commitment Twelve to read as follows: "The real estate shall be developed as a retail gas station and convenience store pursuant to the site plan prepared by Abonmarche last dated 5/09/2024 and attached hereto."; and to terminate Commitments Five and Thirteen-M which restricted the days and hours of business operation and prohibited an automobile fueling station.

PETITIONS FOR PUBLIC HEARING (New Petitions):

9. **2026-DV3-006 | 2747 North Emerson Avenue | APPROVED**
Warren Township, Council District #9, zoned I-2 (FW) (FF)
Pridgen Property Holdings LLC S, by Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall chain-link fence within the required front yard (maximum 3.5-foot-tall fence permitted in front yards).

Additional Business:

10. Pursuant to I.C. § 5-14-1.5-6.1, notice is hereby given that the Metropolitan Board of Zoning Appeals, Division I, shall convene and conduct an executive session at 12:30 p.m. on Tuesday, March 17, 2026. The executive session shall

take place in Room 1808 of the City-County Building located at 200 E. Washington Street, Indianapolis, Indiana, 46204. The subject matter of the executive session shall be the discussion of strategy with respect to pending litigation pursuant to I.C. § 5-14-1.5-6.1(b)(2)(B).

**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