



Board of Zoning Appeals Board of Zoning Appeals Division I (July 7, 2026) Meeting Minutes

Meeting Details

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

Date: Tuesday, July 07, 2026

Time: 1:00 PM

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

Business:

1. Adoption of Meeting Minutes

2. Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

3. 2026-DV1-020 (Amended) | 6129 South Emerson Avenue **CONTINUED WITH NOTICE TO 8/4/26**

Franklin Township, Council District #24, zoned D-A
Daniel and Jennifer Taylor, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 4,800-square foot detached accessory structure, with a larger foot-print than the primary dwelling (accessory structures must be smaller than the primary dwelling).

4. 2026-DV1-028 | 1019 N Beville Avenue **CONTINUED WITH NOTICE TO 8/4/26**

Center Township, Council District #13, zoned D-5
Nickolas Gonzalez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 7.5-foot tall privacy fence in the side and rear yards (maximum six-foot tall fence permitted in side and rear yards).

**** Request to continue, with notice to the August 4th hearing.**

5. 2026-UV1-002 | 5301 West 56th Street (approximate address) **CONTINUED WITH NOTICE TO 10/6/26**

Pike Township, Council District #6, zoned D-A (FF) (FW)
Mirza W. A. Baig, by David Kingen and Justin Kingen

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish a four-unit apartment building as a second primary structure on a lot (not permitted).

**** Request to continue to the August 4th hearing.**

6. 2026-UV1-008 | 1852 Shelby Street **CONTINUED WITH NOTICE (IF NEEDED) TO 8/4/26**

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), a trash enclosure within the 15-foot rear yard setback (not permitted), and a 5-foot side yard setback (minimum 10-foot side yard setback required).

**** Continuance requested by the petitioner to the 8-4-26 hearing**

7. 2026-UV1-015 | 1902 East 46th Street CONTINUED WITH NOTICE TO 8/4/26

Washington Township, Council District #7, zoned C-3 (W-1)
DAST 2 LLC, by Thomas Kervan

Variance of Use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a temporary storage container with an off-premises sign (not permitted).

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

8. 2026-DV1-012 (Amended) | 3675 West 11th Street GRANTED

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 structure 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).

9. 2026-DV1-022 (Amended) | 510 West Hampton Drive GRANTED

Washington Township, Council District #7, zoned D-5
Michael and Sara Mitchell, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a three-foot side yard setback and a three-foot rear yard setback for a detached structure (seven feet required).

10. 2026-DV1-025 | 7279 North Keystone Avenue GRANTED

Washington Township, Council District #3, zoned C-4 (FF)
Midland Realty LLC, by Greg Dempsey

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 north side building facade transparency (40 percent required), per plans submitted.

11. 2026-DV1-026 | 1814, 1838, 1857, 1859, 1918 & 1941 Tallman Avenue, and 2741 & 2755 Columbia Avenue CONTINUED WITH NOTICE TO 8/4/26

Center Township, Council District #8, zoned D-5
City of Indianapolis Department of Metropolitan Development, by Matthew Hostetler

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of duplexes on lots with deficient width (60-foot width required) and 4.5-foot building setbacks and reduced walkway setbacks on lots with a width of 35 feet (5-foot building setbacks and 2-foot walkway setbacks required).

12. 2026-DV1-027 | 330 North Arsenal Avenue CONTINUED WITHOUT NOTICE TO 8/4/26 (NEED NOTARIZED AFFIDAVIT OF NOTICE TO BE SUBMITTED)

Center Township, Council District #13, zoned D-8
330 N Arsenal Ave LLC, by Alltrue Construction LLC

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a deck and stairs to protrude 4 feet into the required corner side yard setback (8-foot corner side setback required).

13. **2026-DV1-029 | 1114 Roache St GRANTED**
Center Township, Council District #12, zoned D-5
Canal Village III LP, by Joseph Csikos

Construction of a new single- family residence with a five-foot corner side yard (minimum eight-foot corner side yard required), and within the Clifton Avenue/Roache Street collector- street clear- sight triangle (not permitted).

14. **2026-DV1-030 | 1406 South Capitol Avenue CONTINUED WITHOUT NOTICE TO 8/4/26 (NEED NOTARIZED AFFIDAVIT OF NOTICE TO BE SUBMITTED)**
Center Township, Council District #18, zoned D-8
Central at Old Southside, LP, by Carl Frey

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 227-unit residential development with parking in front of the front building line (not permitted) and a front building line beyond the allowable front building line range (the front building line must be between 20 and 50 feet in the neighborhood yard frontage type).

15. **2026-DV2-018 | 2230 East 75th Street GRANTED**
Washington Township, Council District #2, zoned D-S (FF)
Luis Cordon, by Avouch Contractors (David Stevens)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family residence with a 3-foot west side setback and a 9-foot east side setback (15-foot side setback and 35-foot combined side setback required), a 40-foot rear setback (50 feet required), a 36-foot front setback (60-foot setback required based on average setbacks), to permit 2 minor residential structures in the front yard setback (not permitted), to legally establish a utility shed partially within the floodway fringe, and to provide for development with deficient open space (85% open space required).

16. **2026-UV1-013 | 8005 East Thompson Road GRANTED**
Franklin Township, Council District #25, zoned D-A
Sergio Pantoja Sanchez, by INDYZA (Justin Kingen)

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for a commercial contractor producing canopies, awnings, and similar fabric material to operate within an existing detached accessory structure (non-agricultural commercial operations not permitted within D-A) and a Variance of Development Standards to permit a 4,218-square-foot barn being larger than the 1,960-square-foot dwelling (barns in the D-A district may only be larger than primary dwellings if used for agricultural-related purposes).

17. **2026-UV3-009 | 5 West Epler Avenue GRANTED**
Perry Township, CD# 22, zoned D-A
Leedom & Terrell, LLC, by Jacob Bowman

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for commercial and building contractor usage (not permitted in D-A) with outdoor storage and operations (not permitted in D-A).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

None

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

18. **2026-DV1-013 (Amended) | 2440 Lafayette Road INDECISIVE VOTE: CONTINUED TO 8/4/26**
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).

PETITIONS FOR PUBLIC HEARING (New Petitions):

19. 2026-UV1-012 | 2355 West Morris Street, and 1211 and 1220 South Tremont Street **INDECISIVE VOTE:
CONTINUED TO 8/4/26**

Wayne Township, Council District #17, zoned D-5 / C-4
Hurst Properties LLC, by Heath Hurst

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for administrative office space (not permitted in D-5) and for office uses with deficient vehicle and bicycle parking spaces (10 vehicle and 3 bicycle spaces required).

20. 2026-UV1-014 | 7711 West 10th Street **DENIED, CONTINUED TO 8/4 FOR ADOPTION OF NEGATIVE FINDINGS OF FACT**

Wayne Township, Council District #16, zoned C-3
EMP Property LLC, by Abdelmonem Habib

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for automobile sales and display (not permitted).

21. 2026-UV1-016 | 1504 South Grant Avenue **GRANTED**

Center Township, Council District #19, zoned D-3
Ashley L. Ricardo

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for outdoor storage and operations related to property maintenance and contractor operations (outdoor storage not permitted in the D-3 district).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a parking area larger than 30 feet (parking areas in D-3 restricted to 30 feet in width or 50% of the lot width, whichever is lesser), to allow for the combined square footage of detached accessory structures to equal 1,656 square feet when the primary dwelling unit is 1,500 square feet (the sum of the square footage of all detached accessory structures may not exceed the square footage of the primary dwelling unit), to allow for an unpaved parking area (parking lots shall provide a durable and dust-free surface area).

22. 2026-UV1-017 (Amended) | 1215 South Girls School Road **GRANTED**

Wayne Township, Council District #17, zoned C-3
Elite9 Investments LLC, by Bill Niemier

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing fueling station use (not permitted).

Additional Business:

None.

**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.