



Board of Zoning Appeals
Board of Zoning Appeals Division III
(June 16, 2026)
Meeting Agenda

Meeting Details

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

Date: Tuesday, June 16, 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

2026-UV3-008 | 3640 Central Avenue

Center Township, Council District #8, zoned D-3 / D-8 (TOD)
Lagrace Properties LLC, by David Gilman

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a substance abuse treatment facility (not permitted).

****This petition will be withdrawn.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-DV3-014 | 4202 Carson Avenue

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).

****Staff to request continuance to July 21st on behalf of petitioner.**

2. 2026-DV3-016 (Amended) | 10220 East Washington Street

Warren Township, Council District #20, zoned C-4 (TOD)
Indy WS40 LLC, by Barnes & Thornburg LLP

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).

****Petitioner to request continuance to July 21st.**

3. 2026-UV3-007 | 1531 Hunter Road

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).

****A Registered Neighborhood Organization has automatically continued this petition to July 21st.**

4. 2026-UV3-009 | 5 West Epler Avenue

Perry Township, Council District #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).

****Staff to request continuance and transfer to the July 7th BZA 1 hearing.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2026-DV3-020 | 136, 333 West 14th Street; 120 West 15th Street; 144, 155, 269, 355 West 16th Street; 1801 North Senate Boulevard; 1420, 1609 North Capitol Avenue

Center Township, Council District #12, zoned HD-2 (TOD) (RC) (W5), CBD-S (TOD) (RC), HD-1 (TOD), Indiana University Health, Inc., by Faegre Drinker Biddle & Reath LLP

Variance of Development Standards to allow for monument signs to:

- Exceed the maximum permitted sign area in the HD-1 district
- Exceed the maximum permitted height in the HD-1 district
- Exceed the maximum permitted sign area in the CBD-S district
- Exceed the maximum permitted height in the CBD-S district
- Be placed within the required setback area of the CBD-S district

Variance of Development Standards to allow for freestanding signs within the HD-1, HD-2, and CBD-S districts to encroach into the right of way

Variance of Development Standards to allow for incidental signs to:

- Exceed the maximum permitted sign area in the HD-2 district
- Be placed within the required setback area in the HD-2 district
- Exceed the maximum permitted sign area in the CBD-S district
- Be placed within the required setback area in the CBD-S district
- Contain digital displays within the CBD-S district

6. 2026-DV3-021 | 3919 Madison Avenue

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).

7. 2026-DV3-023 | 2147, 2151 and 2155 North Illinois Street

Center Township, Council District #12, zoned D-8 (RC) (TOD) (WF-5)
Near North Development Corp., by Phil Votaw

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of three duplex structures, each with a lot width of 40-45 feet, (60-foot lot width required), and with the 2147 duplex encroaching within the clear sight triangle of abutting streets (not permitted).

8. 2026-DV3-024 | 210 East Maryland Street

Center Township, Council District #18, zoned CBD-2 (RC) (TOD)
Capital Improvements Board of Managers of Marion County, by Jennifer Milliken

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a two skyline signs on a building elevation facing Delaware Street (maximum one skyline sign per elevation) with a skyline sign area of 823 square feet (maximum 741 square feet permitted), and for a skyline sign and wall sign

on a building façade facing a private service road (permitted only on elevations facing streets) with a skyline sign area of 805 square feet (maximum 775 square feet permitted).

- 9. 2026-UV3-010 | 2714 North Harding Street**
Center Township, Council District #12, zoned D-5
Devon Development Group, LLC, by David Gilman

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a small business consulting classroom and training facility, per plans filed.

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 10. 2026-SE3-002 | 6309 South Harding Street**
Perry Township, Council District #22, zoned C-7 (FF) / D-A (FF)
Amanpreet Singh, by Adam G. Hoffer

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial truck parking lot.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial truck parking use within the Floodway Fringe (not allowed).

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), and truck parking on a gravel surface (not permitted).

- 11. 2026-DV3-017 (Amended) | 949 South Illinois Street**
Center Township, Council District #18, zoned CBD-2 (RC)
George Stergiopoulos, by Mark and Kim Crouch

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit building (minimum 5 units required).

- 12. 2026-DV3-019 (Amended) | 6838 South East Street**
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).

****Staff to request continuance due to pending information from INDOT.**

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.

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



BOARD OF ZONING APPEALS DIVISION III

June 16, 2026

Case Number: 2026-UV3-008
Address: 3640 Central Avenue (approximate address)
Location: Center Township, Council District #8
Zoning: D-3 / D-8 (TOD)
Petitioner: Lagrace Properties LLC, by David Gilman
Request: Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a substance abuse treatment facility (not permitted).

Current Land Use: Former Nursing Home

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

The petitioner has requested that this petition be withdrawn. This will require the Boards acknowledgement.



BOARD OF ZONING APPEALS DIVISION III **June 16, 2026**

Case Number: 2026-DV3-014
Property Address: 4202 Carson Avenue (approximate address)
Location: Perry Township, Council District #19
Petitioner: Kevin and Heather Davis
Current Zoning: D-A (FW) (FF) / D-6II
Request: 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).
Current Land Use: Residential
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

6/16/26: The petitioner indicated their need for an additional continuance to allow time for legal notice to be posted and mailed. Staff will make this request on their behalf, and a full report will be made in advance of the July 21, 2026 hearing date. Staff would prefer to proceed on this date.

5/26/26: The petitioner has a conflict on this hearing date and has indicated their desire to have this petition continued to the June 16, 2026 hearing of Division III. Staff will make this request on their behalf. A full report will be made in advance of that hearing date.



Board of Zoning Appeals Division III **June 16, 2026**

Case Number: 2026-DV3-016 Petition A

Property Address: 10220 East Washington Street (*approximate address*)

Location: Warren Township, Council District #20

Petitioner: Indy WS40 LLC, by Barnes & Thornburg LLP (Joseph Calderon)

Current Zoning: C-4 (TOD)

Request: 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).

Current Land Use: Under development

Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

This petition has been split into an A and B. This petition was previously continued from the May 26, 2026, BZA III hearing to the June 16th BZA III hearing.

PETITION OVERVIEW

The petitioner has requested a continuance to the July 21st BZA III hearing to allow for time to work on a traffic stacking plan.



Board of Zoning Appeals Division III **June 16, 2026**

Case Number: 2026-UV3-007

Property Address: 1531 Hunter Road (*approximate address*)

Location: Warren Township, Council District #20

Petitioner: Joel Gomez & Asuncion Caballero, by Arnoldo Gonzalez

Current Zoning: D-A

Request: 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).

Current Land Use: Single-family residential

Staff Reviewer: Josh Levesque, Senior Planner

PETITION OVERVIEW

A timely automatic continuance has been filed by a registered neighborhood organization. This petition will be continued to the July 21st, 2026, BZA III hearing.



Board of Zoning Appeals Division III **June 16, 2026**

Case Number: 2026-UV3-009

Property Address: 5 West Epler Avenue (*approximate address*)

Location: Perry Township, Council District #22

Petitioner: Leedom & Terrell, LLC, by Jacob Bowman

Current Zoning: D-A

Request: 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).

Current Land Use: Commercial

Staff Reviewer: Josh Levesque, Senior Planner

PETITION OVERVIEW

Staff is requesting a continuance for cause to allow for the petitioner to obtain the necessary paperwork from the Recorder’s Office. Staff is also requesting that this petition be transferred to the July 7th, 2026, BZA I hearing to mitigate any delays upon the receipt of the aforementioned documentation.



Board of Zoning Appeals Division III **June 16, 2026**

Case Number: 2026-DV3-011

136, 333 West 14th Street
120 West 15th Street

Property Address: 144, 155, 269, 355 West 16th Street
1801 North Senate Boulevard
1420, 1609 North Capitol Avenue
(approximate addresses)

Location: Center Township, Council District #12

Petitioner: Indiana University Health, Inc., by Faegre Drinker Biddle & Reath LLP

Current Zoning: HD-2 (TOD) (RC) (W5), CBD-S (TOD) (RC), HD-1 (TOD)

Variance of Development Standards to allow for monument signs to:

- Exceed the maximum permitted sign area in the HD-1 district
- Exceed the maximum permitted height in the HD-1 district
- Exceed the maximum permitted sign area in the CBD-S district
- Exceed the maximum permitted height in the CBD-S district
- Be placed within the required setback area of the CBD-S district

Request: Variance of Development Standards to allow for freestanding signs within the HD-1, HD-2, and CBD-S districts to encroach into the right of way

Variance of Development Standards to allow for incidental signs to:

- Exceed the maximum permitted sign area in the HD-2 district
- Be placed within the required setback area in the HD-2 district
- Exceed the maximum permitted sign area in the CBD-S district
- Be placed within the required setback area in the CBD-S district
- Contain digital displays within the CBD-S district

Current Land Use: Undergoing development, hospital/clinical offices

Staff Recommendations: Staff recommends **approval** of this petition, subject to commitments.

Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

N/A



STAFF RECOMMENDATION

Staff recommends **approval** of this petition, subject to commitments.

PETITION OVERVIEW

- The addresses included in this petition are either within the HD-2, CBD-S, or HD-1 districts, along with Regional Center, TOD, and Wellfield Secondary District Overlays. These parcels are all part of the new IU Health hospital campus. The parcels are all roughly contained between 14th Street to the south, Senate to the west, 20th Street to the north, and Capitol Avenue to the east.
- The petitioner's request is to allow for signs within these districts to exceed their permitted height and area, to be placed within the required setbacks, and for a sign to contain digital displays.
- Table 744-906-5 of the Ordinance permits monument signs within the CBD-S district provided that the sign area shall not exceed 1 square foot "per linear feet of frontage (to which the sign is oriented), with a maximum of 100" square feet. Monument signs in this district are only permitted to reach a height of 10 feet. While staff notes the request for a monument sign in the required setback area, the aforementioned table allows for signs within 0 feet of the existing right of way.
- Within the CBD-S district, incidental signs are permitted with a maximum area of 10 square feet, a maximum height of 8 feet, and a minimum front setback of 10 feet. Digital displays are not permitted on incidental signs within the CBD-S district.
- Within the HD districts, monument signs are permitted. However, "the maximum sign area of a freestanding sign shall not exceed an amount equal to 34% of the building side or other architectural elevation to which the sign is oriented, or 240 sf, whichever is the lesser." Monument signs are limited to a height of 5 feet in the HD districts. Incidental signs are also permitted within the HD districts but are limited to a maximum sign area of 10 square feet per sign and are required to have a minimum 10-foot front setback.
- For all signs, the Ordinance states that "no sign may be located in a proposed right-of-way as identified in the Marion County Thoroughfare Plan unless the sign's owner provides a written commitment to the city to relocate the sign at the owner's expense upon the acquisition of the property by the City and shall waive all claims to damages or compensation by reason of the existence or relocation of the sign."
- The intent of the Ordinance in regulating signs is, like other aspects of the Ordinance, to regulate the intensity and to set development standards for signs. The intent is to limit the proliferation of advertising signs. Staff will note a distinct difference between the signs proposed in this petition compared to other sign-related petitions. As opposed to advertising signs, the proposed signs are



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Division of Planning
Current Planning**

largely intended to function as directional signage, indicating where buildings/offices are located and which lanes vehicles should use. Additionally, the digital display appears not to be a large digital advertisement, but a digital campus map that patrons can use to locate the proper building or office they need to reach. While other signs encroaching into the right-of-way could lead to safety hazards, overhead signs do not obstruct traffic and, in fact, give drivers the appropriate direction. Staff will also note that medical campuses, often built on a large scale to provide patients with the necessary services, often come with their own unique practical difficulties as signage must be easily visible. Given the directional nature of the proposed signs and the unique needs of hospitals to direct patrons across a large campus, staff is recommending approval of this petition, subject to commitments to remove/relocate the signs should the city acquire any proposed rights-of-way.

GENERAL INFORMATION

Existing Zoning	HD-2 (TOD) (RC) (W5), CBD-S (TOD) (RC), HD-1 (TOD)	
Existing Land Use	Undergoing Development; Medical Campus	
Comprehensive Plan	Institution-Oriented Mixed-Use / Regional Special Use	
Surrounding Context	Zoning	Surrounding Context
	North: HD-2	North: Medical Offices / Commercial
	South: CBD-S / MU-2 / I-3	South: Medical Offices / Parking Lot / Commercial
	East: C-5 / D-8 / D-10	East: Multi-family residential / Parking Lot
	West: D-8 / SU-1 / SU-6	West: Interstate / Multi-family residential
Thoroughfare Plan		
West 13 th Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way
West 14 th Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way
West 15 th Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way
West 16 th Street	Primary Arterial	85-foot existing right-of-way and 78-foot proposed right-of-way
Capitol Avenue	Primary Arterial	72-foot existing right-of-way and 78-foot proposed right-of-way
Hall Place	Local Street	40-foot existing right-of-way and 48-foot proposed right-of-way



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Rankin Street	Local Street	15-foot existing right-of-way and 48-foot proposed right-of-way
Byram Place	Local Street	15-foot existing right-of-way and 48-foot proposed right-of-way
Senate Boulevard	Primary Collector	Unknown existing right-of-way and 56-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	Yes	
Site Plan	2/3/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	2/3/2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Institution-Oriented Mixed-Use (Campus) typology contains a mix of land uses within and surrounding a significant regional institution campus, such as a university or hospital. This typology is meant to promote development that is permeable to pedestrians and integrates into its surrounding context. Uses in this typology will often be thematically or economically linked to the anchor institution. Residential areas of this typology have a density of 8 to 15 dwelling units per acre.



Red Line / Blue Line / Purple Line TOD Strategic Plan

- This campus is near both the 18th and Capitol Bus Rapid Transit Line Stop. The Red Line Strategic Plan assigns the 18th and Capitol stop a “District Center” typology. Characteristics of this typology include:
 - A dense mixed-use hub for multiple neighborhoods with tall buildings
 - Minimum of 3 stories at core with no front or side setbacks
 - Multi-family housing with a minimum of 5 units
 - Structured parking only with active first floor

Neighborhood / Area Specific Plan

- Not Applicable to the Site

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

2008ZON051; 1402 North Capitol Avenue, Rezoning of 2.539 acres from C3 (W5) to C1 (W5), approved.

2010CZN822; 1429 North Capitol Avenue, Rezoning of 1.54 acres from I3U (RC/W5) to HD2, approved.

2010CAP822; 125, 127, and 131 West 15th Street and 1429-1431 North Capitol Avenue, Petition for Hospital District Two approval to provide for the development of an approximately 88-foot tall parking garage, containing 35,000 square feet of retail and office space, **approved**.

2011CVR805; Multiple addresses, Variance of Development Standards of the Sign Regulations to provide for a variety of signs, **approved**.



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2018REG016; 143 and 155 West 16th Street, 120 and 125 West 15th Street, Regional Center approval to provide for a mixed-use development of two, five story buildings, with office and a grocery store, outdoor greenspace and a seven-story parking garage, **approved.**

2019REG056; 155 West 16th Street, 120 and 125 West 15th Street, Regional Center approval to construct a skybridge over and across 15th Street, **approved.**

2020CZN833; Multiple addresses, Rezoning to the CBD-S (RC) classification, **approved.**

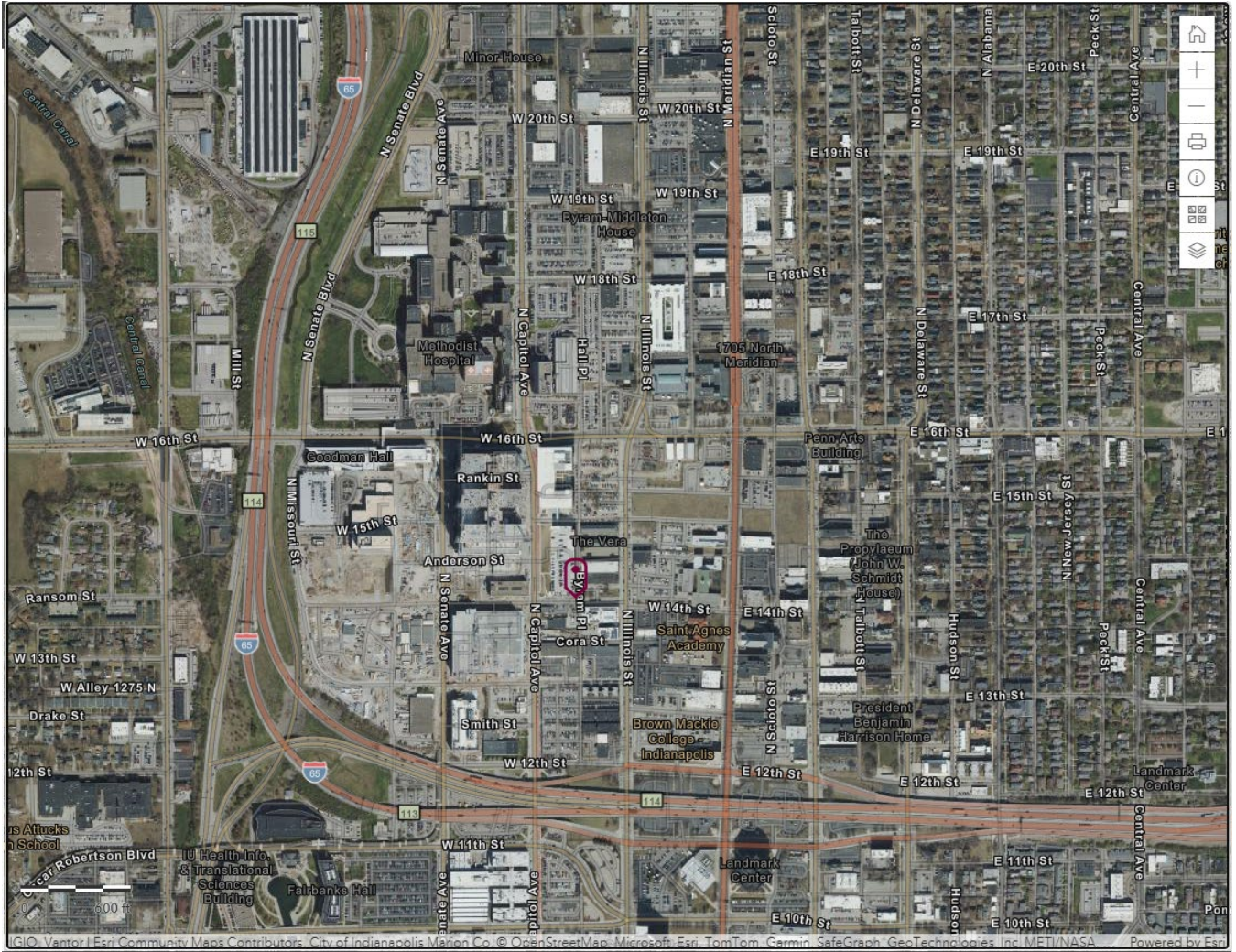
2025HOV006; 136 West 14th Street, 120 West 15th Street, 155 West 16th Street, Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of three skyline signs and two projecting blade signs, **approved.**

2025REG062; 155 West 16th Street, 120 West 15th Street, 136 West 14th Street, Regional Center approval to provide for three skyline signs and two projecting blade signs (approved via 2025HOV006), as well as three wall signs, four ground signs, and a 2,510 square foot addition to the roof penthouse, **approved.**



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EXHIBITS
2026DV3020; Aerial Map





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2026DV3020; Site Plan



NOT FOR CONSTRUCTION

CERTIFIED BY:

DATE:

IU HEALTH
downtown hospital
campus

Site Improvements
BID RELEASE #4 -
VOLUME 4B,
GMP #4 - HD

REVISIONS: NONE

KEY MAP

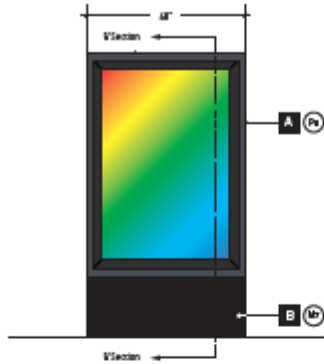


DESIGNED: JPM	DRAWN: JPM	
CHECKED: DEB	INCHES: N/A	
	HORIZONTAL SCALE	
	1" = 500'	
	VERTICAL SCALE	
	1" = 500'	
ISSUANCE SCHEDULE		
N/A	DESCRIPTION	DATE
02	PROVISIONAL BIDDING	10/2025
02	BID CODE: SE	10/2025

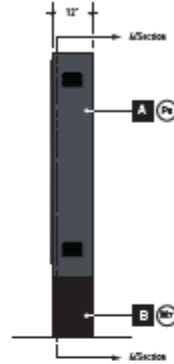
SIGN LOCATION
PLAN
VARIANCE

PROJECT NUMBER:
202629
SHEET:
SN000A

2026DV3020; Sign Renderings

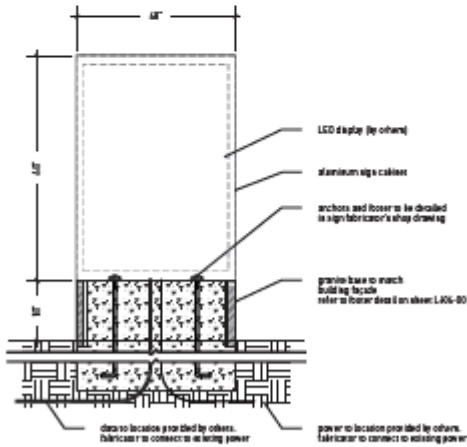


1 FINISHES (FRONT)
Scale: 1/2" = 1'-0"

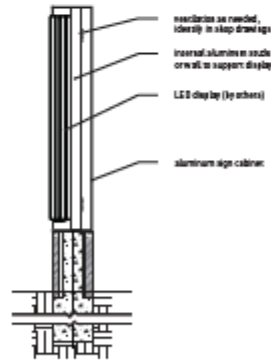


2 FINISHES (SIDE)
Scale: 1/2" = 1'-0"

- A** **Aluminum Sign Cabinet:**
Double-sided aluminum sign cabinet with internal lighting and removable sign face for message change.
- B** **Sign Base:**
Sign base shall match the material or be a visual match to stone or masonry architectural elements from the building. Or, if used it shall be shown in sign fabricator shop drawings.



3 SECTION
Scale: 1/2" = 1'-0"



4 SECTION
Scale: 1/2" = 1'-0"

1 FINISHES (TOP)
 Scale: 1/2" = 1'-0"

2 FINISHES (FRONT)
 Scale: 1/2" = 1'-0"

3 FINISHES (SIDE)
 Scale: 1/2" = 1'-0"

4 GRAPHICS (TYPICAL)
 Scale: 1/2" = 1'-0"

5 SECTION
 Scale: 1/2" = 1'-0"

6 SECTION
 Scale: 1/2" = 1'-0"

Material Sign Cabinet
 Fabricated with aluminum extrusion sign cabinet with anodized aluminum finish and stainless steel sign face for message change.

Push Through Letters
 Fabricated from anodized aluminum extrusion with stainless steel sign face for message change.

Painting System
 Fabricated from anodized aluminum extrusion with stainless steel sign face for message change.

Protect Sign Light Box
 Fabricated from anodized aluminum extrusion with stainless steel sign face for message change.

Sign Base
 High strength steel base for sign mounting and stainless steel panel with epoxy powder coating.

Panel
 Aluminum extrusion panel.

7 PGI-SITE-SSB-051
 Scale: 1/2" = 1'-0"

8 PGI-SITE-SSB-060
 Scale: 1/2" = 1'-0"

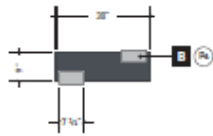
9 PGI-SITE-CV-010
 Scale: 1/2" = 1'-0"

10 PGI-SITE-162
 Scale: 1/2" = 1'-0"

11 PGI-SITE-083
 Scale: 1/2" = 1'-0"

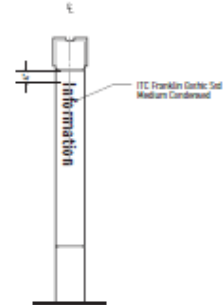
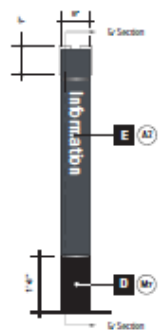
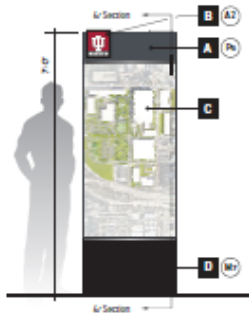
PLOTTED BY: J. HENNING
 DATE: 10/20/2016 10:25:25 AM



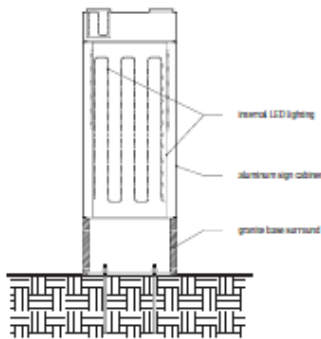


- A** Aluminum Sign Cabinet: Double-sided aluminum sign cabinet with internal lighting and removable sign face for message change.
- B** Tridex Light Box: Individual internally illuminated aluminum box painted PG 834 Light Gray.
- C** Translucent Graphic Panel: Translucent acrylic graphic panel with direct print trap graphics.
- D** Sign Base: Sign base shall match the material or be a visual match to stone or masonry architectural elements from the building.
- E** Push Through Letters: Translucent matrix white acrylic letters pushed through holes in the sign face or panel, chemically welded to a backer panel.

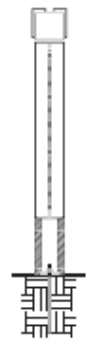
1 FINISHES (TOP)
 Scale: 1/2" = 1'-0"



2 FINISHES (FRONT)
 Scale: 1/2" = 1'-0"



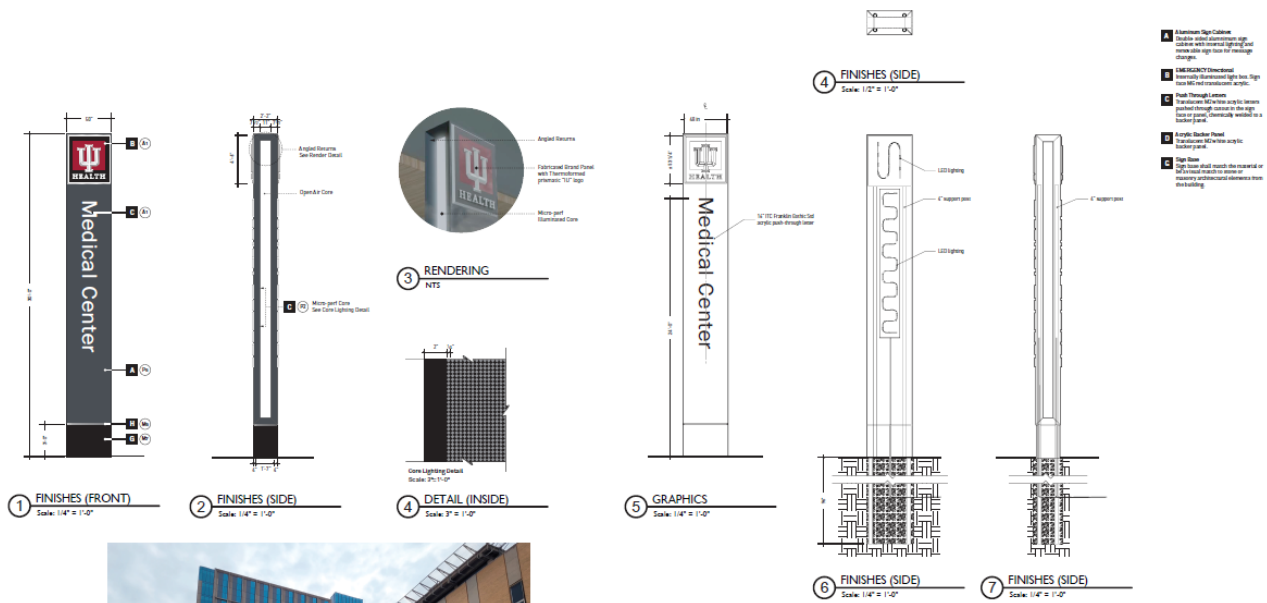
3 FINISHES (SIDE)
 Scale: 1/2" = 1'-0"



4 GRAPHICS
 Scale: 1/2" = 1'-0"

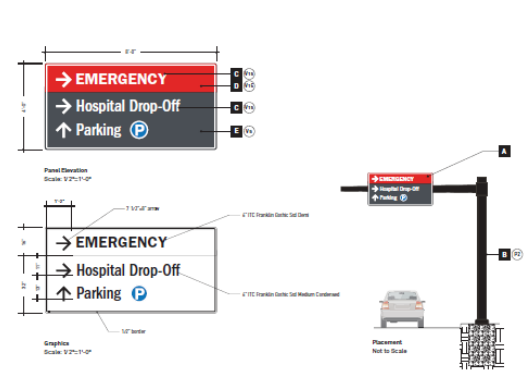
5 SECTION
 Scale: 1/2" = 1'-0"

6 SECTION
 Scale: 1/2" = 1'-0"



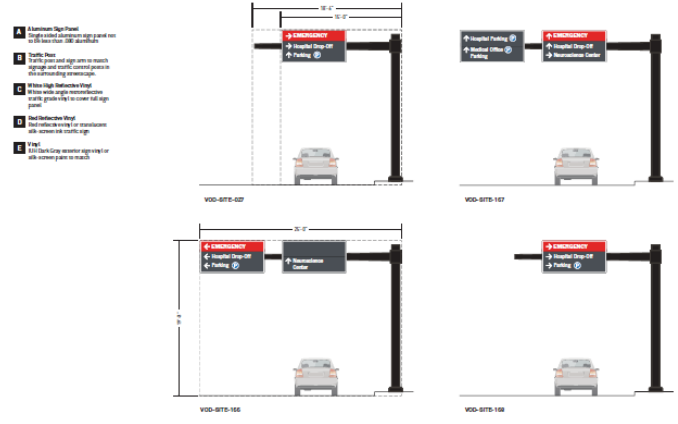
8 RENDERING
not to scale

DRAFT
NOT FOR CONSTRUCTION

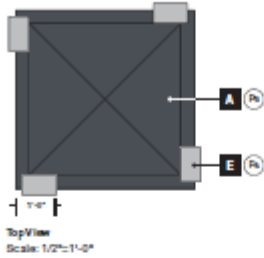


1 VOD - VEHICULAR OVER-LANE DIRECTIONAL
Scale: 1/2" = 1'-0"

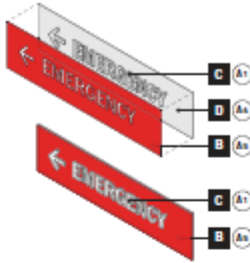
2 PLACEMENT
not to scale



3 MESSAGING
not to scale

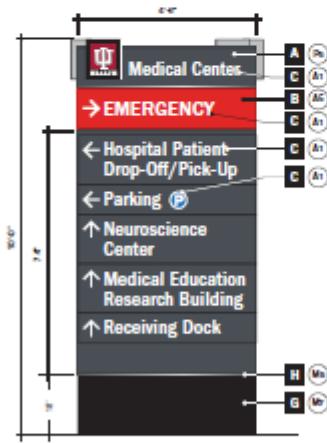


1 FINISHES (TOP)
 Scale: 1/2" = 1'-0"

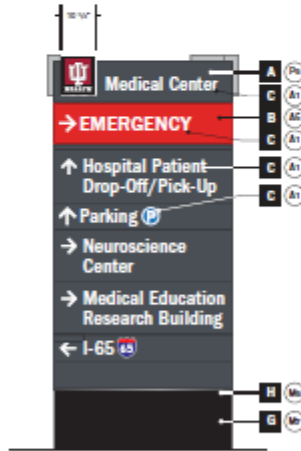


2 PANEL DETAIL
 not to scale

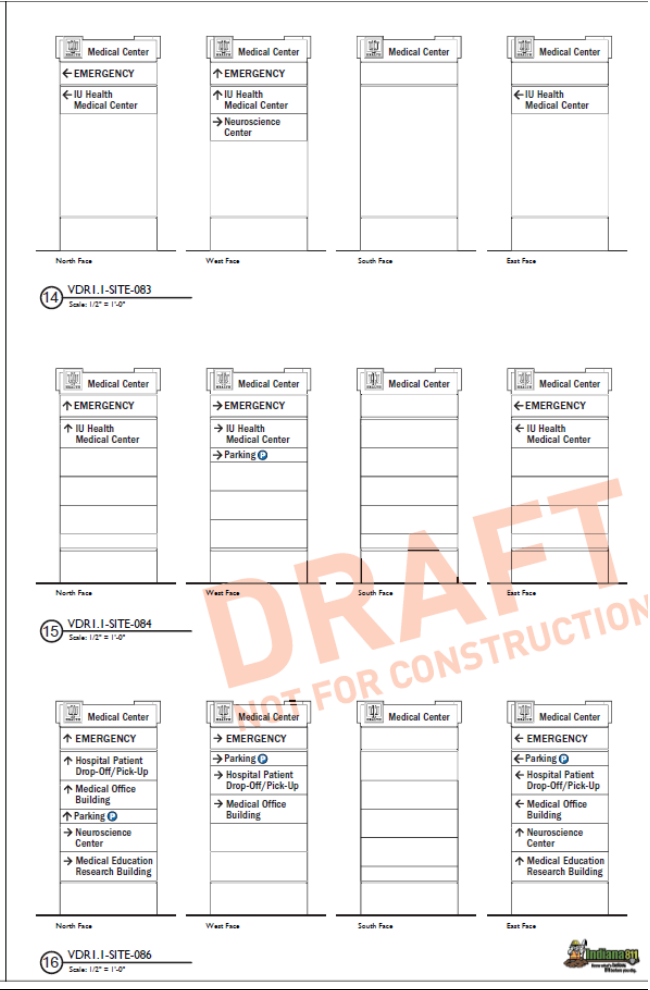
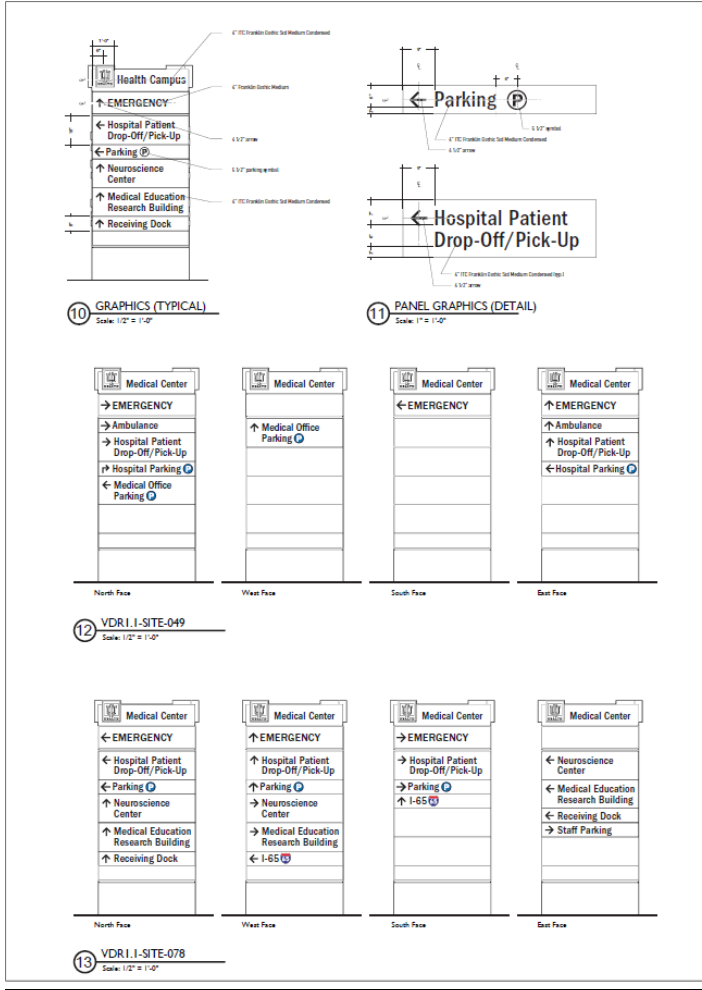
- A** Aluminum Sign Cabinet: Double-sided aluminum sign cabinet with internal lighting and removable sign face for message changes.
- B** EMERGENCY Directional: Internally illuminated light box. Sign face Mi-red translucent acrylic.
- C** Push Through Letters: Translucent maize white acrylic letters pushed through cutout in the sign face or panel, chemically welded to translucent acrylic backer panel.
- D** Acrylic Backer Panel: Translucent white acrylic backer panel.
- E** Thinners light box: Individual internally illuminated aluminum box painted PG R3H Light Gray.
- F** Sign Base: Sign base shall match the material or be a visual match to stone or masonry architectural elements from the building.
- G** Sign Base: Sign base shall match the material or be a visual match to stone or masonry architectural elements from the building.
- H** Stainless Steel Reveal: 1/2" Stainless steel reveal between granite base and aluminum sign cabinet.



3 FINISHES (FRONT)
 Scale: 1/2" = 1'-0"



4 FINISHES (SIDE)
 Scale: 1/2" = 1'-0"



1 FINISHES (TOP)
 Scale: 1/2" = 1'-0"

2 PANEL DETAIL
 Not to Scale

3 FINISHES (FRONT)
 Scale: 1/2" = 1'-0"

4 FINISHES (SIDE)
 Scale: 1/2" = 1'-0"

5 PANEL ASSEMBLY
 Scale: 1/2" = 1'-0"

6 SECTION
 Scale: 1/2" = 1'-0"

7 SECTION
 Scale: 1/2" = 1'-0"

- A Aluminum Sign Cabinet**
 Double sided aluminum sign cabinet with internal lighting and aluminum sign face for message change.
- B LED Backlight**
 Translucent LED with acrylic lenses installed through aluminum sign face for uniform lighting.
- C Push Through Lenses**
 Translucent LED with acrylic lenses installed through aluminum sign face for uniform lighting.
- D Acrylic Sign Face**
 Translucent LED with acrylic lenses installed through aluminum sign face for uniform lighting.
- E Sign Face**
 Sign face with acrylic lenses installed through aluminum sign face for uniform lighting.

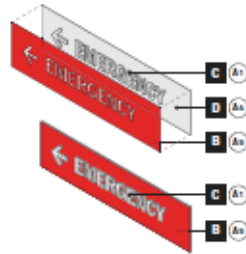
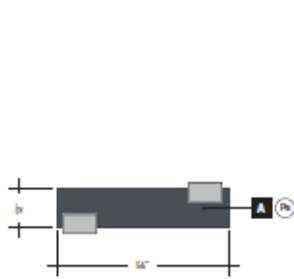
8 GRAPHICS (TYPICAL)
 Scale: 1/2" = 1'-0"

9 GRAPHICS (TYPICAL)
 Scale: 1/2" = 1'-0"

10 VDR2.2-SITE-087
 Scale: 1/2" = 1'-0"

DRAFT NOT FOR CONSTRUCTION

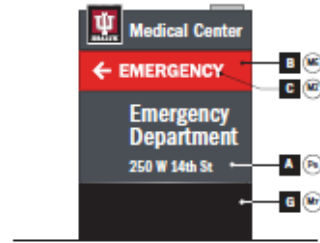
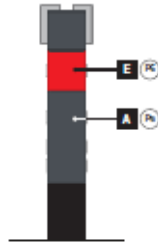
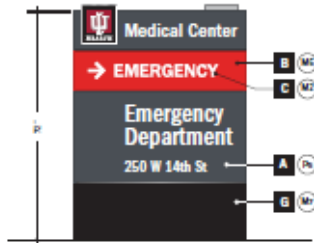




- A** Aluminum Sign Cabinet: Double-walled aluminum sign cabinet with internal lighting and removable sign face for message change.
- B** EMERGENCY Directional: Internally illuminated light bar. Sign face MIC red translucent acrylic.
- C** Push Through Letters: Translucent mono white acrylic letters pushed through cutouts in the sign face or panel, chemically welded to a backer panel.
- D** Acrylic Backer Panel: Translucent white acrylic backer panel.
- E** Sign Base: Sign base shall match the granite from the building.

1 FINISHES (TOP)
 Scale: 1/2" = 1'-0"

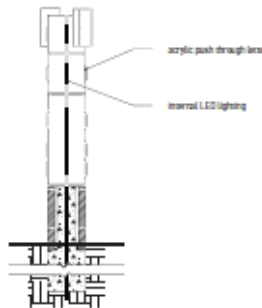
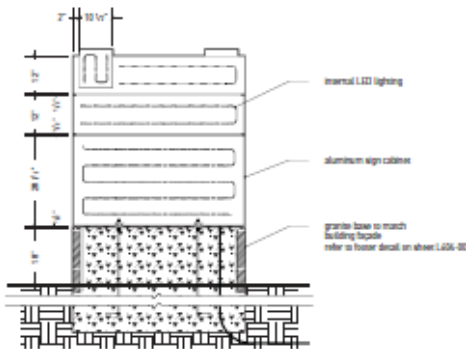
2 PANEL DETAIL
 not to scale



3 FINISHES (FRONT)
 Scale: 1/2" = 1'-0"

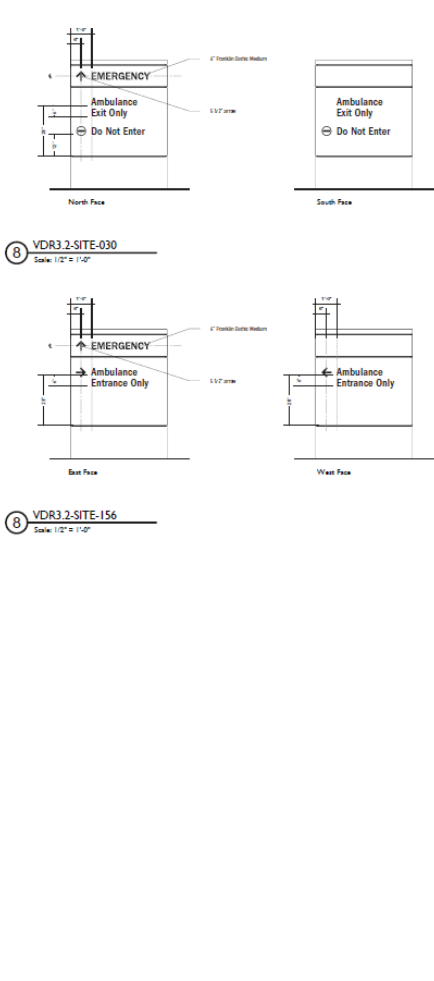
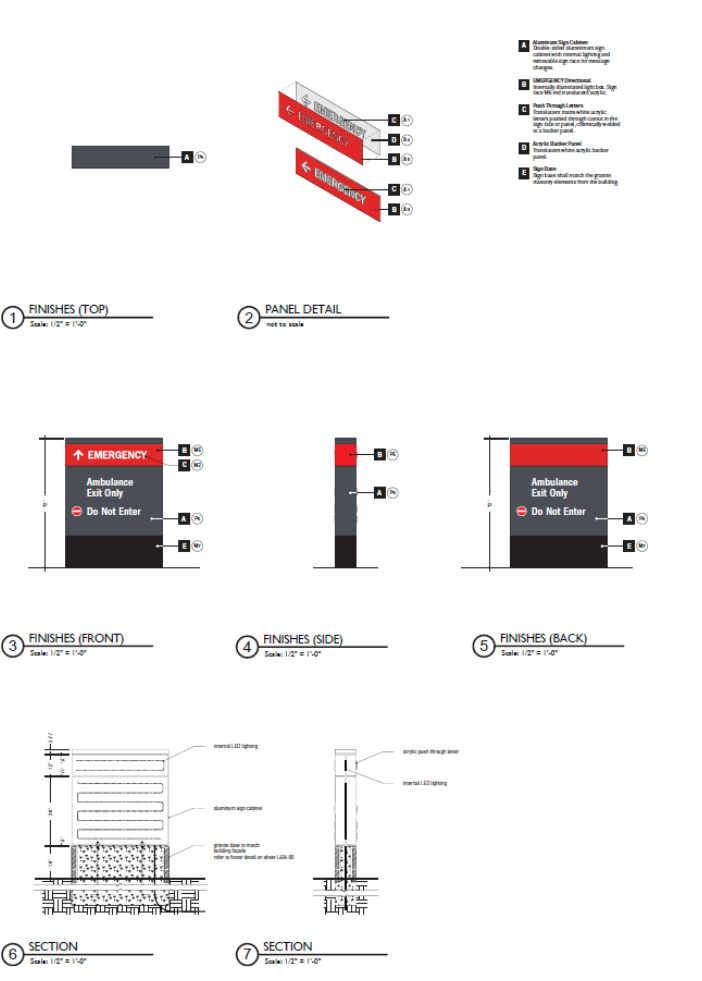
4 FINISHES (SIDE)
 Scale: 1/2" = 1'-0"

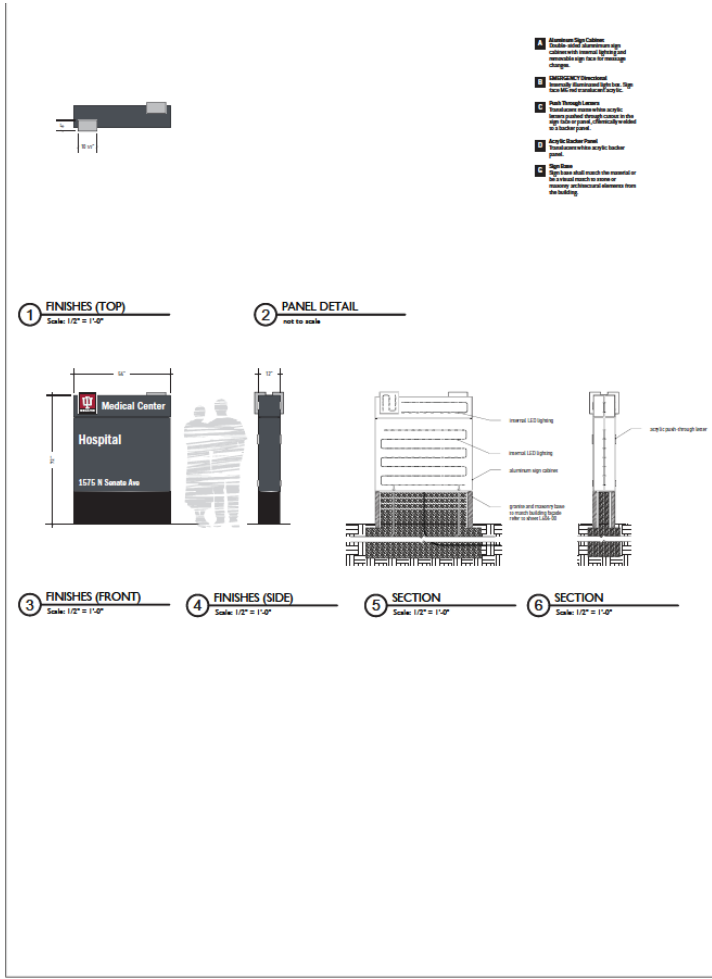
5 FINISHES (BACK)
 Scale: 1/2" = 1'-0"



6 SECTION
 Scale: 1/2" = 1'-0"

7 SECTION
 Scale: 1/2" = 1'-0"





1 FINISHES (TOP)
Scale: 1/2" = 1'-0"

2 PANEL DETAIL
not to scale

3 FINISHES (FRONT)
Scale: 1/2" = 1'-0"

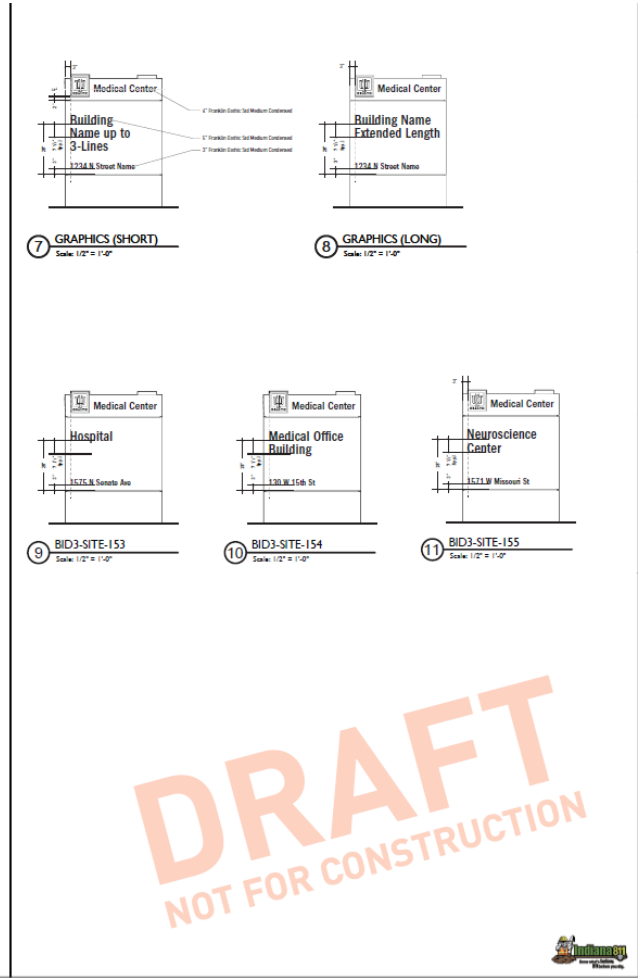
4 FINISHES (SIDE)
Scale: 1/2" = 1'-0"

5 SECTION
Scale: 1/2" = 1'-0"

6 SECTION
Scale: 1/2" = 1'-0"

4 Annotations:

- 4.1 Aluminum Sign Cabinet:** Standard 6063 aluminum sign cabinet with internal lighting and aluminum sign face for message change.
- 4.2 LED Signage:** Standard 6063 aluminum sign face, sign face 90° not to scale and 1/2" x 1/2".
- 4.3 Sign Through Glass:** Translucent message with acrylic message panel through glass or sign face or panel. (Internally illuminated in building panel).
- 4.4 Acrylic Signage Panel:** Translucent message with acrylic message panel.
- 4.5 Sign Face:** Sign face shall match the material or the material finish as shown or otherwise indicated elsewhere from the building.



7 GRAPHICS (SHORT)
Scale: 1/2" = 1'-0"


8 GRAPHICS (LONG)
Scale: 1/2" = 1'-0"

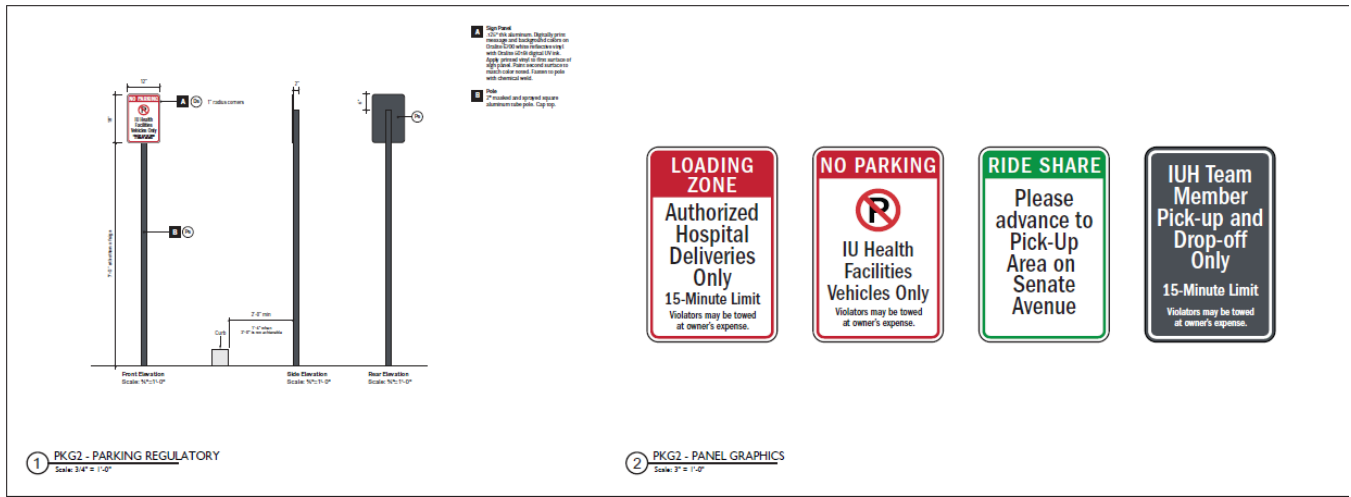
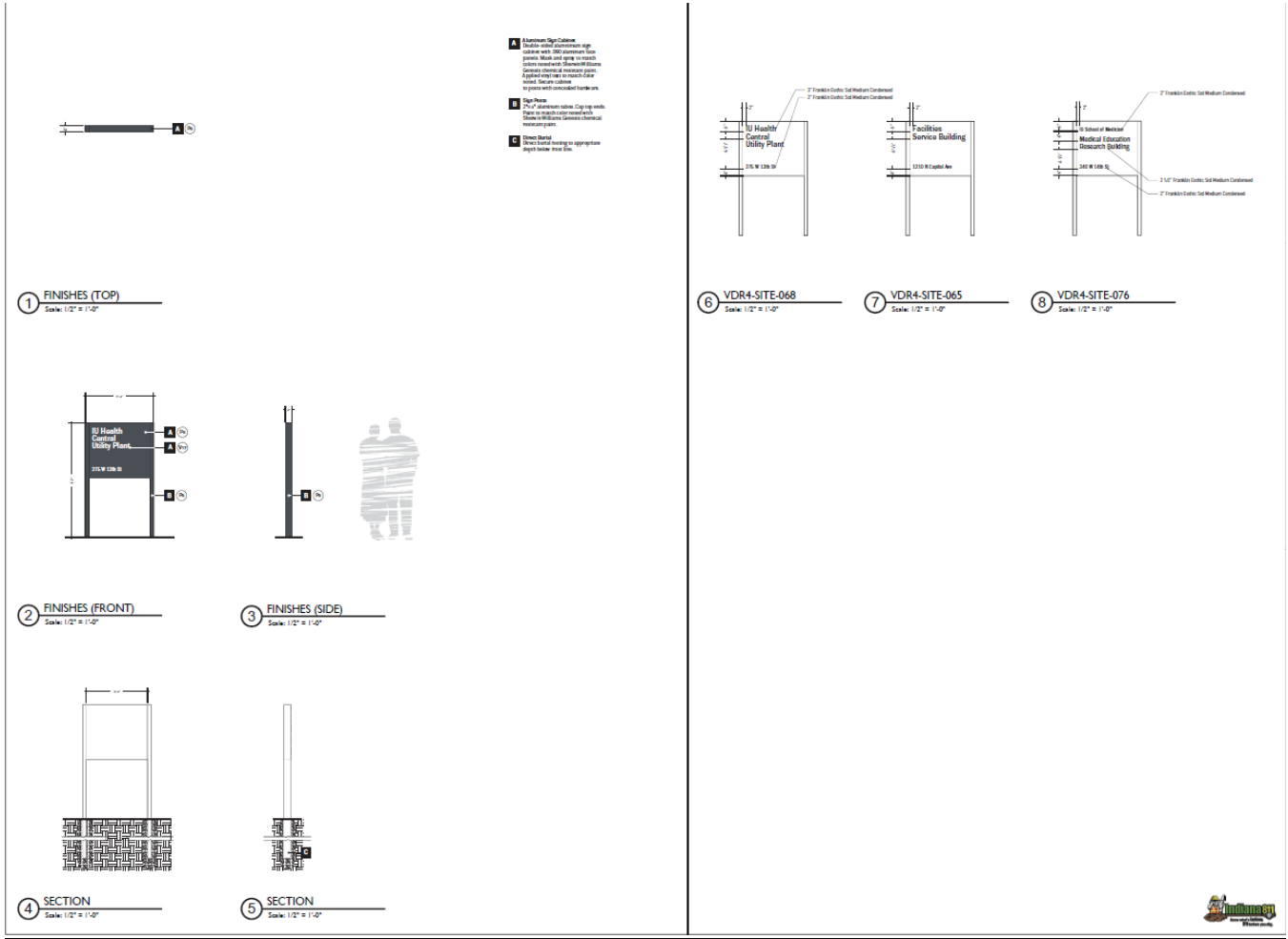
9 BID3-SITE-153
Scale: 1/2" = 1'-0"

10 BID3-SITE-154
Scale: 1/2" = 1'-0"

11 BID3-SITE-155
Scale: 1/2" = 1'-0"

DRAFT NOT FOR CONSTRUCTION







BOARD OF ZONING APPEALS DIVISION III **June 16, 2026**

Case Number: 2026-DV3-021

Property Address: 3919 Madison Avenue (approximate address)

Location: Perry Township, Council District #23

Petitioner: HRSV LLC, by Jason Burk

Current Zoning: C-7 (TOD)

Request: 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).

Current Land Use: Undeveloped Commercial Outlot

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

A timely automatic continuance was filed by a registered neighborhood organization to allow addition time for discussion of the petition with the applicant. This petition will be automatically continued to the July 21, 2026 hearing date, and a full staff report will be made available in advance of that hearing.



BOARD OF ZONING APPEALS DIVISION III

June 16, 2026

Case Number: 2026-DV3-023
Hk5 2147, 2151 and 2155 North Illinois Street (approximate address)
Location: Center Township, Council District #12
Zoning: D-8 (RC) (TOD) (WF-5)
Petitioner: Near North Development Corp., by Phil Votaw
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of three duplex structures, each with a lot width of 40-45 feet, (60-foot lot width required), and with the 2147 duplex encroaching within the clear sight triangle of abutting streets (not permitted).

Current Land Use: Undeveloped.

Staff Recommendation: Staff recommends approval of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- ◇ Development Standards of the Consolidated Zoning and Subdivision Ordinance states that a D-8 zoned parcel with a duplex dwelling is required to have a minimum lot width of 60 feet.
- ◇ The reduced lot widths provide for redevelopment of this urban site for housing within proximity of two transit lines. Staff believes these reductions would have minimal negative impact on surrounding land uses, while providing supportive housing for development within the transit corridor.
- ◇ The traffic engineer of the Department of Public Works has indicated that the proposed 2147 North Illinois Avenue duplex dwelling would not significantly encroach into or negatively impact the clear sight triangle. Staff, therefore, supports the encroachment into the clear site triangle.
- ◇ Generally, staff supports legally establishing property improvements if their location and characteristics do not negatively impact adjoining residential areas by causing a nuisance to the surrounding neighborhood. In Staff’s review, this particular variance request would not negatively impact adjoining residential areas by causing nuisances and complies with the Infill Housing Guidelines.



Regional Center (RC)

The site is located within the Regional Center Secondary District. Design of all new construction, sidewalk cafes, and signage in the Regional Center overlay district is subject to the Regional Center Urban Design Guidelines. The design of the proposed project would be subject to a public review before the Regional Center Hearing Examiner.

Wellfield Protection Secondary Zoning (WF-5)

A wellfield is an area where the surface water seeps into the ground to the aquifer and recharges the wells that are the source of our drinking water. This secondary zoning district places closer scrutiny on uses and activities that might contaminate the underground drinking water supply.

There are two wellfield district designations. An area identified as W-1 is a one-year time-of-travel protection area. The W-5 is a five-year time-of-travel protection area. All development within these districts is subject to Commission approval. The filing of a site and development plan is required and subject to approval, on behalf of the Commission, by a Technically Qualified Person (TQP), unless exempted by the Ordinance.

“Because of the risk that hazardous materials or objectionable substances pose to groundwater quality, it is recognized that the further regulation of the manufacturing of, handling, transfer, disposal, use or storage of hazardous materials or objectionable substances related to nonresidential use activities is essential in order to preserve public health and economic vitality with Marion County.”

All uses permitted in the applicable primary zoning district shall be those uses permitted in the W-1 and W-5 zoning districts, unless otherwise prohibited by the Ordinance, and provided no other secondary zoning district prohibits the use.

“No building, structure, premises, or part thereof shall be altered, constructed, converted, erected, enlarged, extended, modified, or relocated except in conformity with this Section, and not until the proposed Site and Development Plan has been filed with and approved on behalf of the Commission by the Technically Qualified Person (TQP). Regulations found in Chapter 742, Article II, Section 4 shall apply to all land within the Wellfield Protection Zoning Districts. The entire site shall be subject to review by the TQP. These regulations shall be in addition to all other primary and secondary zoning district regulations applicable to such land, and in case of conflict, the more restrictive regulations shall apply.”

The subject site is located in W-5 White River wellfield protection area and any use or development within a wellfield protection district would be subject to the Technically Qualified Person (TQP) review and approval, unless and until the property owner provides sufficient justification that the type of use, type of facility, and chemical quantity limits, independent of the land use would be exempt from the requirements for filing a development plan. Otherwise, a development plan would be required to be filed and approved on behalf of the Metropolitan Development Commission by the (TQP). Contaminants that would have an adverse effect would include chemicals that are used in the home, business, industry, and agriculture. Chemicals such as furniture strippers, lawn and garden chemicals, cleaning chemical and solvents, gasoline, oil, and road salt can all contaminate groundwater supplies if poured on the ground or improperly used or stored.



GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Undeveloped	
Comprehensive Plan	Medium Density Mixed Use.	
Surrounding Context	Zoning	Surrounding Context
	North: D-8	Multifamily residential
	South: C-S	Self Storage Facility
	East: C-3	Vacant land / parking lot
	West: C-4	Office uses
Thoroughfare Plan		
Illinois Street	Primary Arterial	70-foot existing right-of-way, and 78-foot proposed right-of-way.
Context Area	Compact area	
Floodway / Floodway Fringe	No	
Overlay	N/A	
Wellfield Protection Area	Yes – White River W-5	
Site Plan	April 7, 2026	
Elevations	N/A	
Landscape Plan	N/A	
Findings of Fact	April 7, 2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- Not applicable to this site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The Transit Oriented Development Secondary District is established on all lots, wholly or partially, within 1,000' from centerline of a Bus Rapid Transit (BRT) Line. The intent of the Transit Oriented Development (TOD) Secondary District is to coordinate more compact, walkable, and urban development patterns with public investment in the transit system. These development patterns ensure that walking and biking are viable options for short trips and transit is a priority for longer trips. Development patterns and site designs that prioritize automobile travel undermine these public and private investments. This district follows the policies and principles of the comprehensive plan, the transit-oriented development strategic plans, and the Livability Principles in this code, and has the following specific design objectives:
 - Place a wide range of housing types within walking distance of commercial centers and transit stops or stations, and at a critical mass that supports these places.

- Create connections through many different modes of transportation between neighborhoods and places for commercial services and employment.
- Provide a concentration of many different and small-scale uses with a fine-grained pattern that integrates and transitions well with the neighborhoods they support.
- Ensure human-scale design that prioritizes relationships of sites and buildings to the streetscapes.

Neighborhood / Area Specific Plan

- Medium Density Mixed Use.

Infill Housing Guidelines

- The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts.”
- These guidelines apply to infill development in residential areas within the Compact Context Area and include the following features:
 - Front Setbacks
 - Site Configuration
 - Building Orientation
 - Building Spacing
 - Open Space
 - Trees, Landscaping, and the Outdoors Aesthetic Considerations
 - Building Massing
 - Building Height
 - Building Elevations and Architectural Elements Additional Topics
 - Secondary Dwelling Units, Garages, and Accessory Structures
 - Adapting to the Future

“As established neighborhoods experience new development, infill residential construction will provide housing options for new and existing residents. Increased population contributes positively to the local tax base, economic development, lively neighborhoods, and an interesting city. As infill construction occurs, it is important to guide development in a way that complements current neighborhoods. Each home in a neighborhood not only contributes to the existing context of adjoining houses and the block, but to the sense of place of the entire neighborhood.”



Indy Moves
(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describe the purpose, policies and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database

ZONING HISTORY

2024-CZN-837/21024-CVR-837; 2163 and 2173 North Illinois Street, requested rezoning of 1.2 acres from the MU-2 (RC) (TOD) (W-5) district to the D-8 (RC) (TOD) (W-5), and a Variance of Development to provide for a townhome development, consisting of 20 dwelling units, with a six-foot corner side yard setback at the intersection of 22nd Street and Illinois Street, a four-foot rear yard setback, a three-foot side yard setback, 800-square-foot Row House – Small Lot size, livability space ratio of 0.16, and encroachment into the clear sight triangle, **granted**.

2019-CZN-820 / 2019-CVR-820; 2163 and 2179 North Illinois Street, requested rezoning of 1.19 acres from the C-4 (RC) (W-5) district to the MU-2 (RC) district and variances of development standards to provide for mixed-use buildings up to 55-feet tall, with commercial space and multi-family dwellings and with parking, without interior landscaping and with a zero-foot setback along McLean Place in front of the building, **approved and granted**.

2019-ZON-046; 17 West 22nd Street and 2176 North Illinois Street (adjacent to the east), requested a rezoning of 0.731-acre, from the C-4 (RC) (W-5) district to the MU-2 (RC) (W-5) district, **approved**.

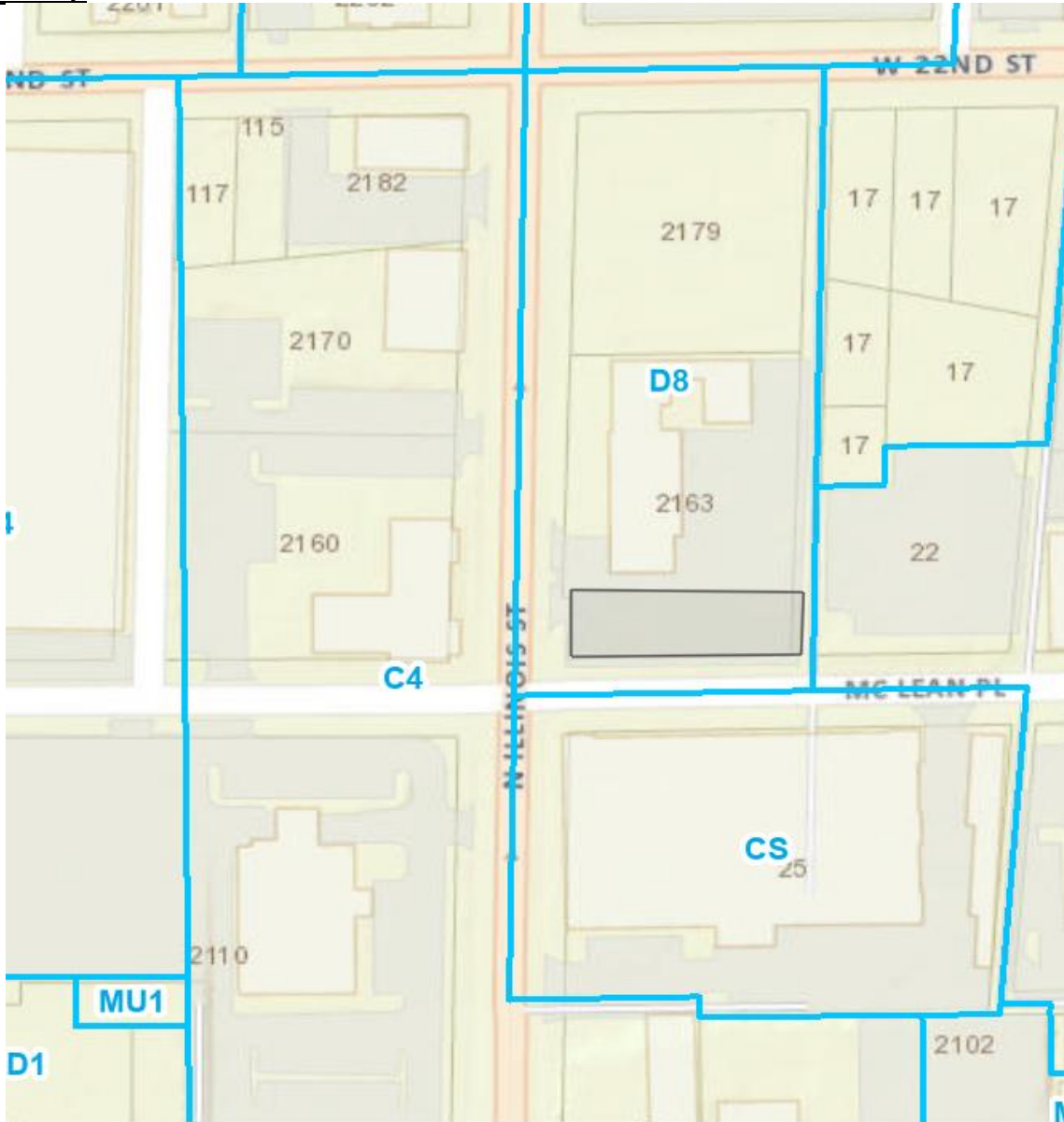
2018-ZON-111; 2102 North Meridian Street, requested a rezoning of 0.71 acre, from the C-4 (RC) (W-5) district to the MU-2 (RC) (W-5) classification, **approved**.

2016-CZN-842 / 2016-CVR-842; 25 McLean Place, requested a rezoning of 1.1 acres, from the C-4 (RC) (W-5) District, to the C-S (RC) (W-5) classification to provide for a self-storage facility, MU-1 and MU-2 uses, with use exceptions and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for buildings and parking with zero-foot front setbacks, without landscaping, along Mc Lean Place and North Illinois Street and with building encroachments into the clear sight triangles of the abutting streets and alleys, **approved and granted**.

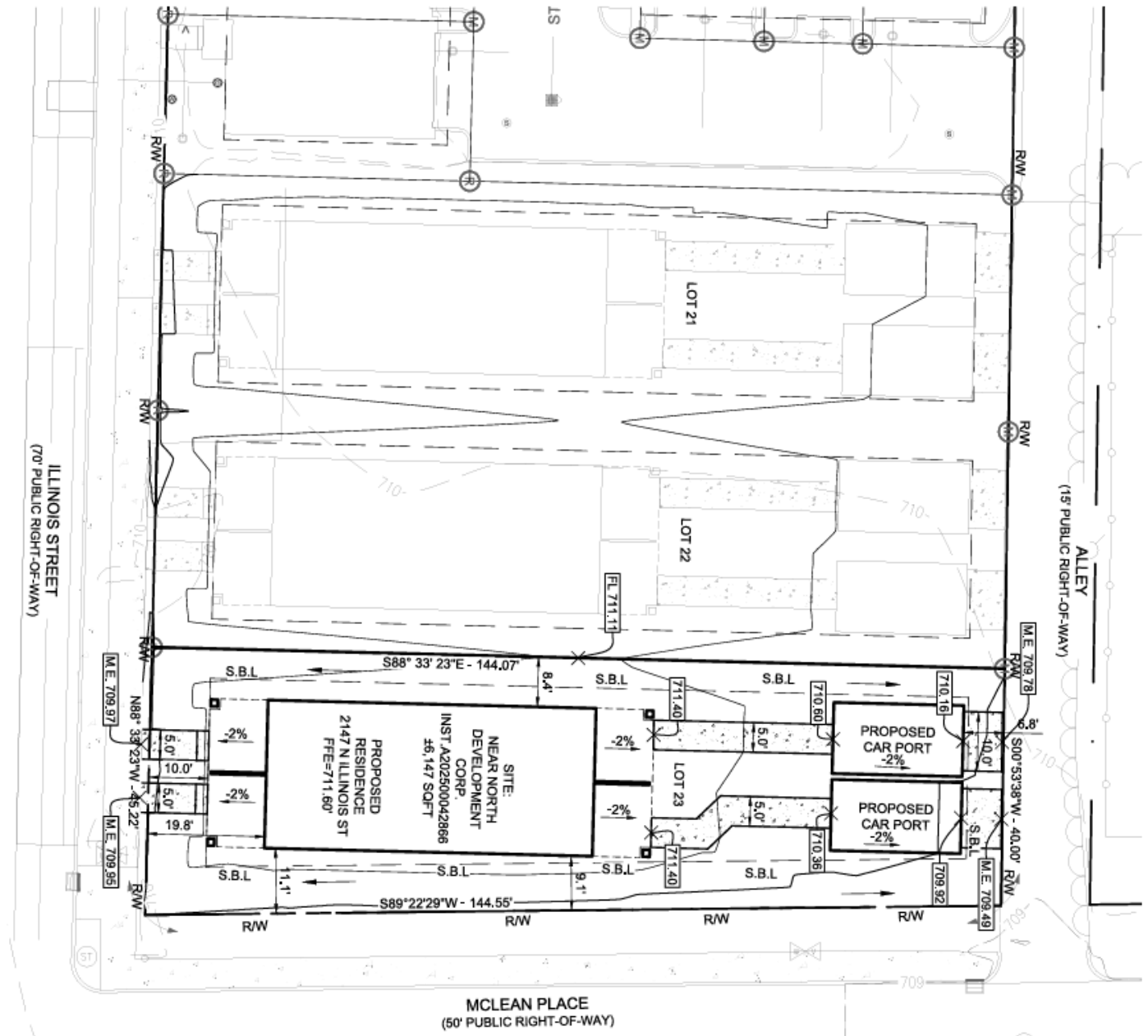
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EXHIBITS

Location Map



Site Plan





Findings of Fact

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

Use of the property as a duplex with single-family ownership on each side is consistent with that of surrounding properties, which are a mix of single-family, doubles, and multi-family dwellings within a block to the west and two blocks to the east.. Historic photos and Baist maps indicate the area was a mix of commercial and residential uses in the early 20th Century. While the north south corridors of Illinois and Meridian became predominantly commercial through the middle and late 20th century, Meridian Highland neighborhood has steadily become more residential in the 21st century, including Illinois St. Public health, safety, morals, and general welfare of the community would be greatly improved by homeownership on this currently vacant lot due to pride of ownership, nw resident participation in neighborhood association / crime watch activities, and returning the parcel to the property tax roll.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Existing businesses, particularly retail will be positively impacted by new homeownership in the vicinity. The units will complement existing housing in the area and may raise surrounding property values over that of a vacant lot. There are only six units, so it should not cause area property taxes to skyrocket because of the development. The reduction in lot size will not negatively impact the surrounding area. The granting of the variance will allow for the redevelopment of a brownfields lot into an urban residential area that will bridge single-family housing, multi-family housing, and commercial district areas with mid-level housing options (i.e., duplexes.)

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The number of units that can be built will be significantly reduced, generating a cash flow issue for the project. These units have been designed to complement other urban developments and the adjacent development. Strict implementation of the zoning would create inconsistency with surrounding area development or significantly reduce the available square footage within the units, dropping their value and/or number of bedrooms. The development's pro forma and funding agreements are set for three buildings (six units) to be developed on this site. It would be a hardship to adjust the project down to four units because of the time factor involved in changing a planned development already approved by Regional Center. The subsidies available for this project are subject to a shorter time horizon of development than would be available if the project were forced into another set of reviews. The project, as currently approved, supports the goal of creating a well-integrated residential community that leverages green space design methodologies for improved quality of life, aligning with the broader zoning objectives.

Photographs



Subject site, looking east.



Adjacent vacant lot under development, to the north, looking east.



Adjacent office commercial use to the west.



Adjacent self storage to the south, looking southeast.



BOARD OF ZONING APPEALS DIVISION III

June 16, 2026

Case Number: 2026-DV3-024

Property Address: 210 East Maryland Street (approximate address)

Location: Center Township, Council District #18

Petitioner: Capital Improvements Board of Managers of Marion County, by Jennifer Milliken

Current Zoning: CBD-2 (RC) (TOD)

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a two skyline signs on a building elevation facing Delaware Street (maximum one skyline sign per elevation) with a skyline sign area of 823 square feet (maximum 741 square feet permitted), and for a skyline sign and wall sign on a building façade facing a private service road (permitted only on elevations facing streets) with a skyline sign area of 805 square feet (maximum 775 square feet permitted).

Current Land Use: Athletic Facility Under Construction

Staff Recommendations: Staff recommends **approval** of this petition.

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

210 East Maryland is a parcel of land with a size of 0.94-acre and that was historically improved with the Marion County Jail. That building was demolished in early 2025, and construction has commenced on a 3-story athletic facility, per plans approved via the petition 2025REG027. The site is located near Gainbridge Fieldhouse to the southwest and the Julia Carson Transit Center to the north.

Construction has begun on the facility with an anticipated opening in 2027, and the approval of this petition would allow for placement of signage on the building governed by regulations and dimensional standards for the CBD-2 zoning district found within Table 744-906-7 of the Indianapolis Zoning Ordinance. Signage is sought on 3 of the 4 applicable building facades, with a mural to be placed on the fourth wall facing to the north, per renderings within the Exhibits.



**Department of Metropolitan Development
Division of Planning
Current Planning**

The following variances of development standards would be required to allow for placement of signage as shown within the below renderings:

- Ordinance limits skyline signage (signs with an area entirely above 26 feet from grade to 1 sign per building façade, and the elevation facing Delaware Street to the west would have 2 skyline signs installed, per below plans.
- Ordinance also limits the placement of building signage within CBD-2 to facades facing streets, and plans show placement of two signs on the eastern façade facing a private service road.
- The size of skyline signs on the eastern and western elevations is larger than what would be allowed (10% of the result of multiplying the width of the building by the height of the portions of the building over 26 feet). Specifically, the western sign would have an area of 823 square feet where 741 square feet would be required, and the eastern sign would have an area of 805 square feet where an area of 775 square feet would be required.

Staff would note that the mural placed on the northern façade of the building to cover blank-wall area would be considered artwork exempt from the need for a sign permit or from applicable dimensional standards for signage within this table. However, staff would also note that the size of the mural shown on below plans is substantially smaller than the mural that was shown on plans approved by 2025REG027, and that the mural installation should match the Regional Center petition version.

This site is zoned CBD-2, which is a district for the general downtown area of Indianapolis representing the typical urban core of the city to be developed at a very high density. It is a pedestrian oriented environment that is also the focus of the City's transit system providing excellent accessibility. The Comprehensive Plan recommends the site to the Regional Special Use typology given it's proximity to Gainbridge Fieldhouse (additional information within Comprehensive Plan Analysis below). Additionally, the property is within the Regional Center (RC) and Transit-Oriented Development (TOD) secondary zoning overlays, given its location downtown and near an IndyGo BRT stop, respectively.

Findings of Fact provided by the applicant indicate that the scale of the building requires signage both of the requested size as well as for placement of that signage in a location on walls to offer visibility in this area. Staff would note that (a) the requested deviations in size for the skyline signs would only be 11% and 3.8%; and that (b) the proposed signage would be contextually appropriate given proximity to the existing Regional Special Use. Staff recommends **approval** of the petition.



Department of Metropolitan Development
 Division of Planning
 Current Planning

GENERAL INFORMATION

Existing Zoning	CBD-2 (RC) (TOD)	
Existing Land Use	Athletic Facility Under Construction	
Comprehensive Plan	Regional Special Use	
Surrounding Context	Zoning	Surrounding Context
	North: CBD-2	North: Transit Center
	South: CBD-2	South: Parking Garage
	East: CBD-2	East: Undeveloped
	West: CBD-1	West: Commercial
Thoroughfare Plan		
Delaware Street	Primary Arterial	90-foot existing right-of-way and 78-foot proposed right-of-way
Maryland Street	Primary Arterial	90-foot existing right-of-way and 78-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	05/12/2026	
Site Plan (Amended)	N/A	
Elevations	05/12/2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	05/12/2026	
Findings of Fact (Amended)	N/A	



COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Regional Special Use non-typology land use category provides for public, semi-public and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are large-scale, generally stable institutional uses such as cemeteries, hospitals, universities, high schools, government complexes, large museums, the Indiana State Fairgrounds, and the Indianapolis Motor Speedway.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.



ZONING HISTORY

ZONING HISTORY – SITE

2025REG027, Regional Center Approval to provide for construction of a three-story athletic training and practice facility, **approved**.

ZONING HISTORY – VICINITY

2021HOV024 ; 141 E Washington Street (northwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 79-square foot projecting sign (maximum 54 square feet permitted) and a canopy sign extending more than 18 inches from the wall, **approved**.

2019DV1056 ; 155 S Delaware Street (south of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 13-square foot illuminated vehicle entry point parking sign and a 16-square foot vehicle entry point electronic variable message sign, within approximately 500 feet of a local historic district (six square feet permitted, 600-foot separation from a protected district required), **approved**.

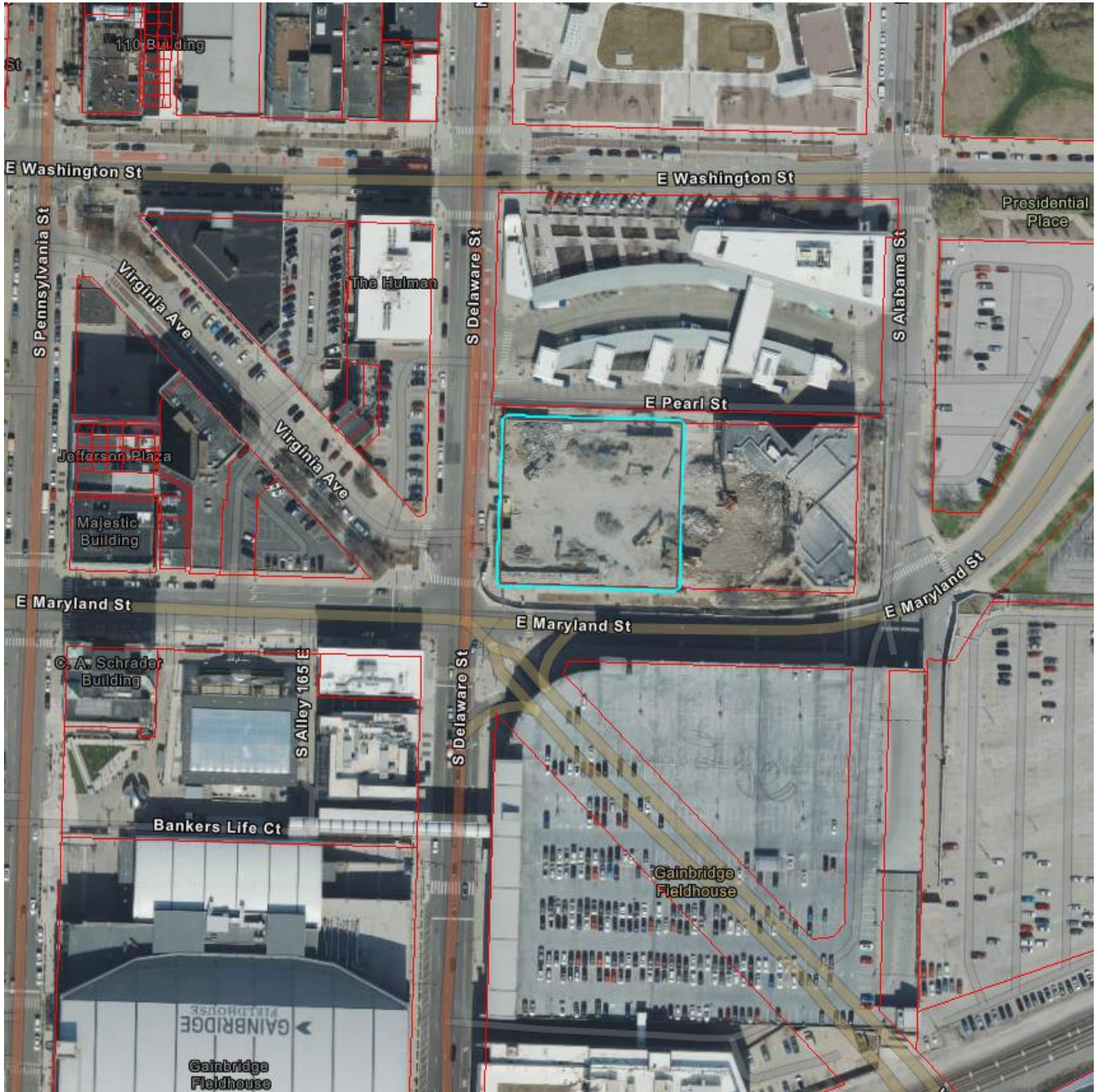
2017DV3023 ; 155 S Delaware Street (south of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for three incidental wall signs, with zero-foot front setbacks, with one sign being four square feet and two signs being 24 square feet (10-foot setbacks required and maximum 1.5 square feet permitted), and to provide for two projecting signs (not on the façade from which the tenant obtains access (not permitted), with one sign being 6.5 feet above grade (minimum eight feet required), **approved**.

2016HOV025 ; 126 S Delaware Street (south of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a 935-square foot sign on the elevated walkway (maximum 408-square foot sign permitted or 10% of the façade for an upper level sign permitted), **approved**.

2016DV3004 ; 201 E Washington Street (north of site), Variance of development standards of the Sign Regulations and Regional Center Zoning Ordinance to provide for a four-foot tall, 33-square foot freestanding sign (not permitted), encroaching approximately 19 feet into the right-of-way of East Washington Street (not permitted), **approved**.

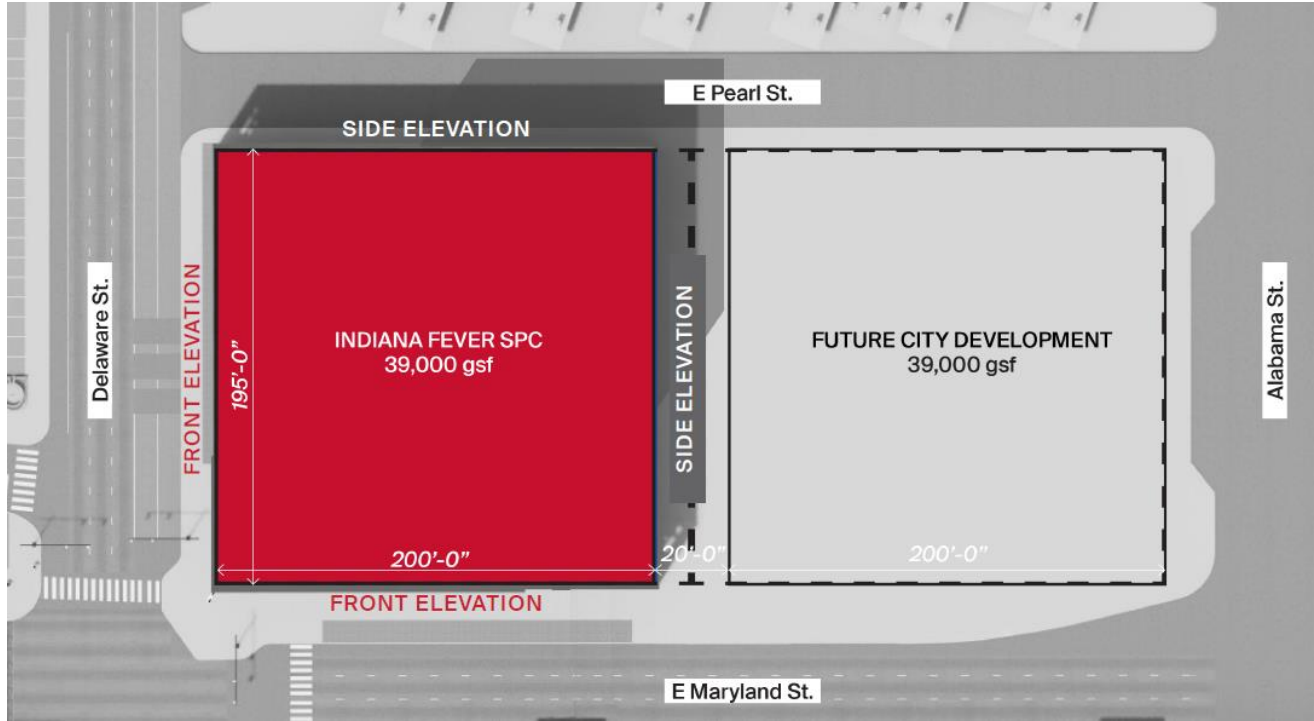
EXHIBITS

2026DV3024 ; Aerial Map



Note: aerial photo taken prior to construction of new facility commencing

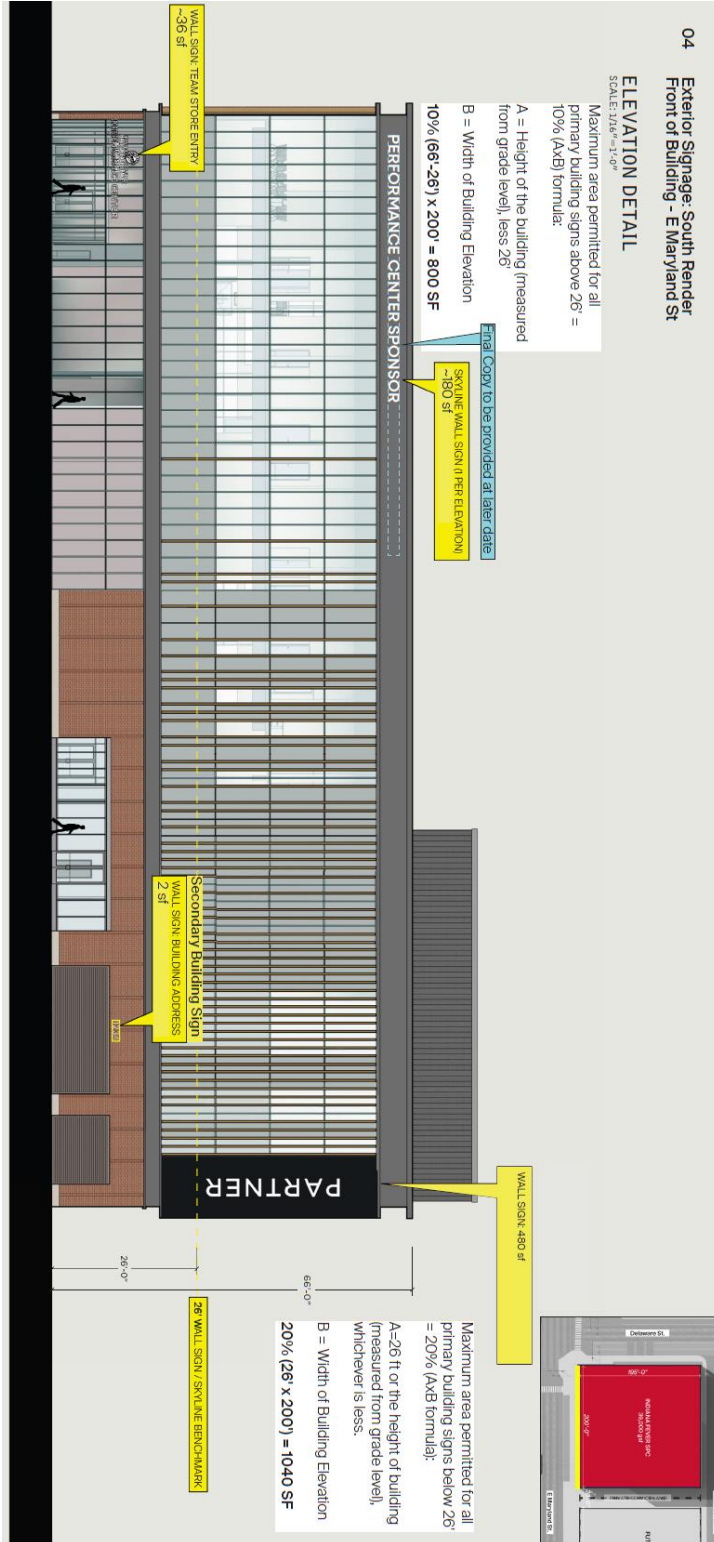
2026DV3024 ; Site Plan



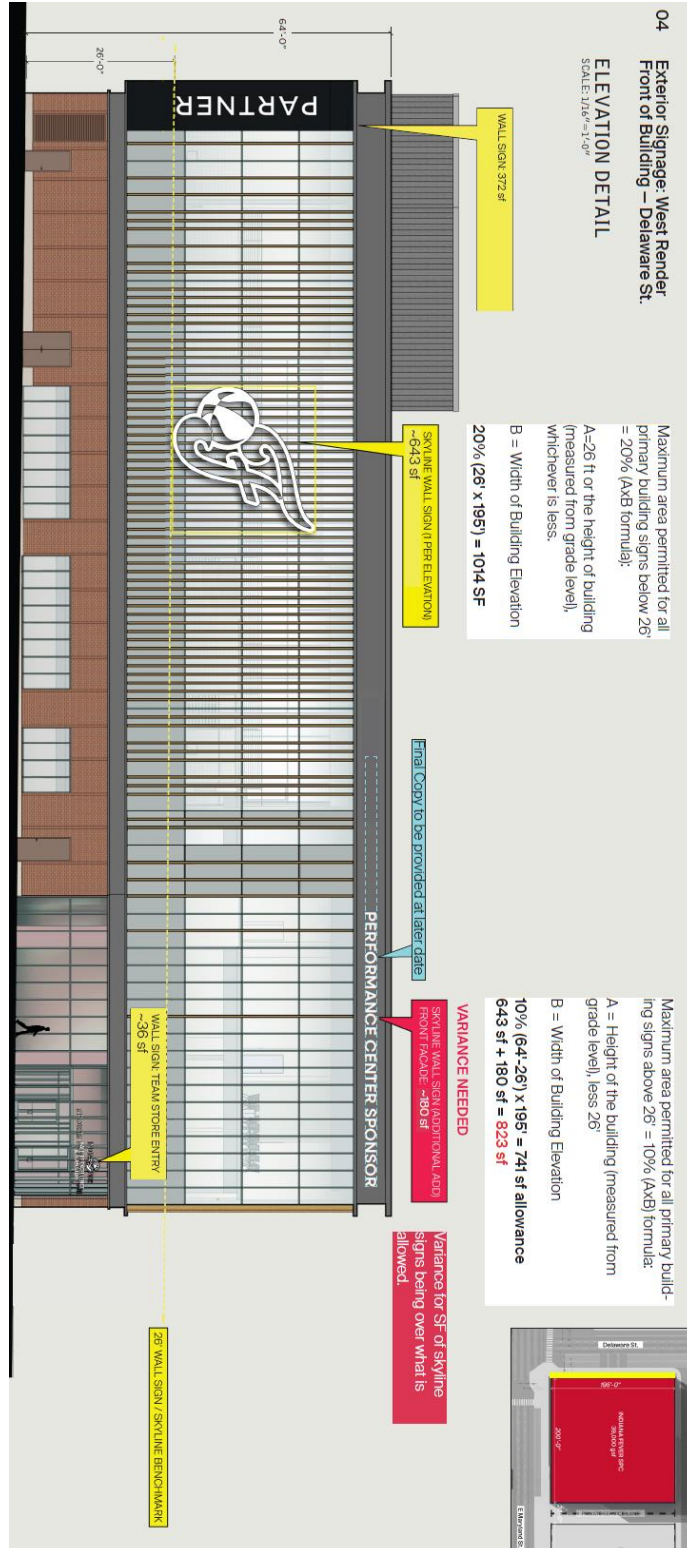
2026DV3024 ; Rendering from SW Corner



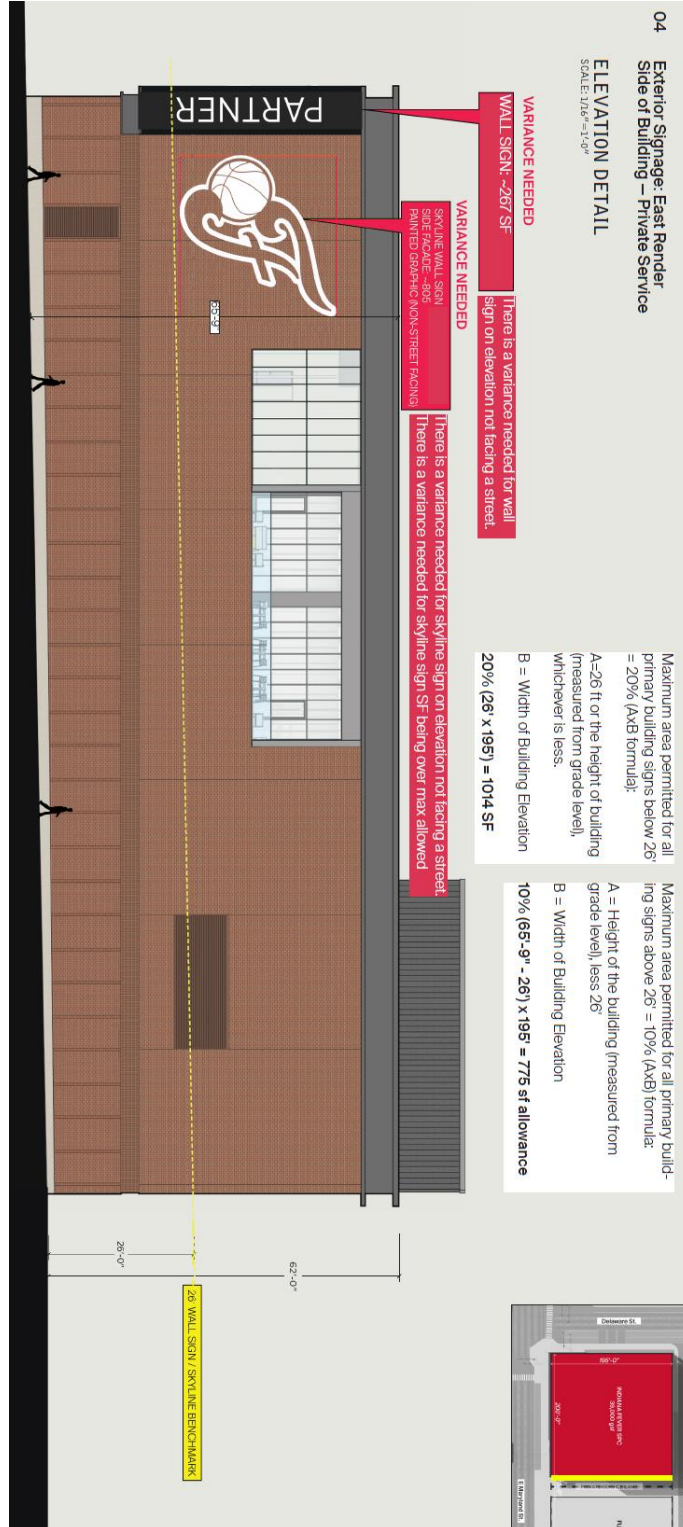
2026DV3024 ; Building Elevations (South)



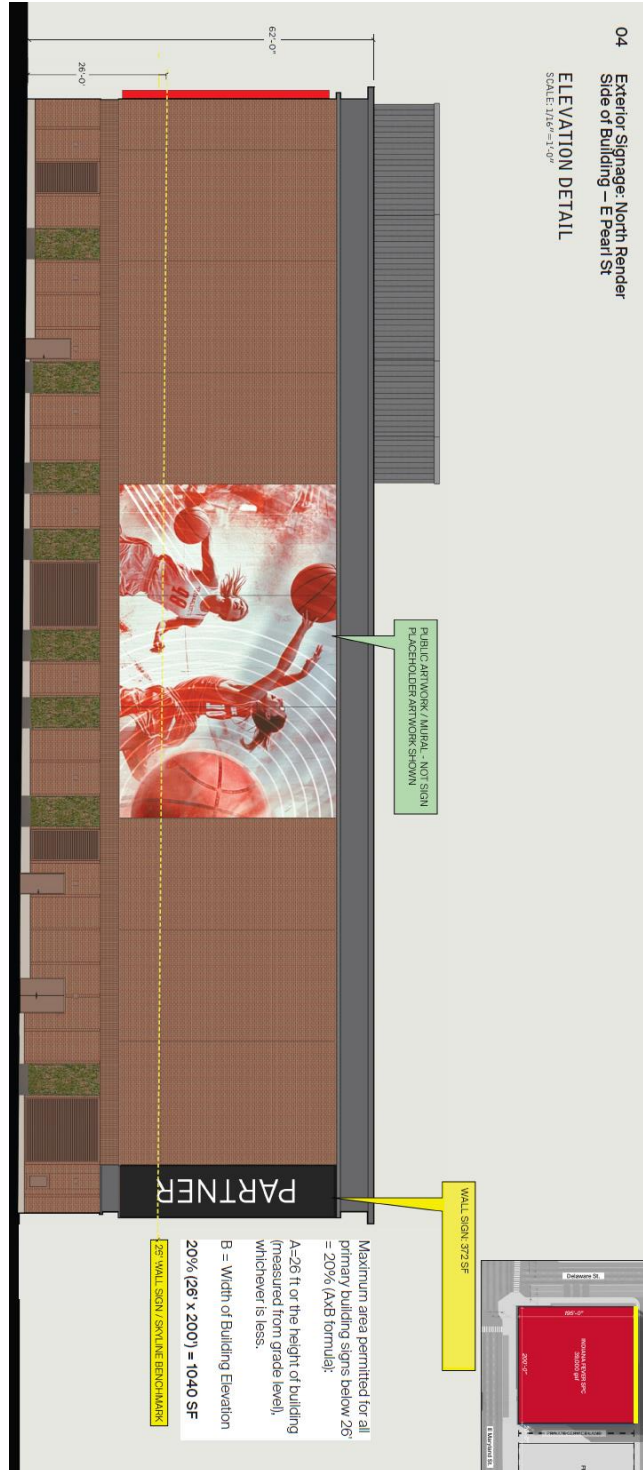
2026DV3024 ; Building Elevations (West)



2026DV3024 ; Building Elevations (East)



2026DV3024 ; Building Elevations (North)



Note: mural size shown above is smaller than version approved by 2025REG027. Final install should match REG plans



2026DV3024 ; Findings of Fact

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The subject property is a headquarters building and practice facility for the Indiana Fever, and three main types of signage are anticipated: Skyline Signs at the building roofline, "Partner" signs at the building corners, and a team logo on the east and west elevations. The variances requested for the Delaware Street (West) Elevation [Two Skyline Signs versus one permitted; total 823 sq ft of Skyline Signs versus 741 sq ft permitted] result from the fact that any signage mounted entirely over 26' is considered a Skyline Sign. The team logo is above 26', in addition to the Skyline Sign at the roofline. The variances requested for the East Side Elevation [One Skyline Sign and One Wall Sign on an elevation not facing a street (not permitted); Skyline Sign to be 805 sq ft versus 775 sq ft permitted] result from the fact that signage is not normally permitted on an elevation not facing a street. In this case the elevation faces a pedestrian way. None of these variances will be injurious to the public health, safety, morals or general welfare.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The property is in a CBD-2 zoning district in an area of other large scale buildings, including other athletic/entertainment uses like Gainbridge Fieldhouse and the Pacers practice facility. The number and amount of signage is appropriate to the use and to the district in which it is located. It will not affect the use or value of the adjacent area in an adverse manner.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The large scale of the building requires large scale signage, and for such signage to mounted high upon the walls. The amount of signage also results from the need to promote a sponsor to supplement team and public investment in the project.

2026DV3024 ; Photographs



Photo 1: Subject Site from Northwest

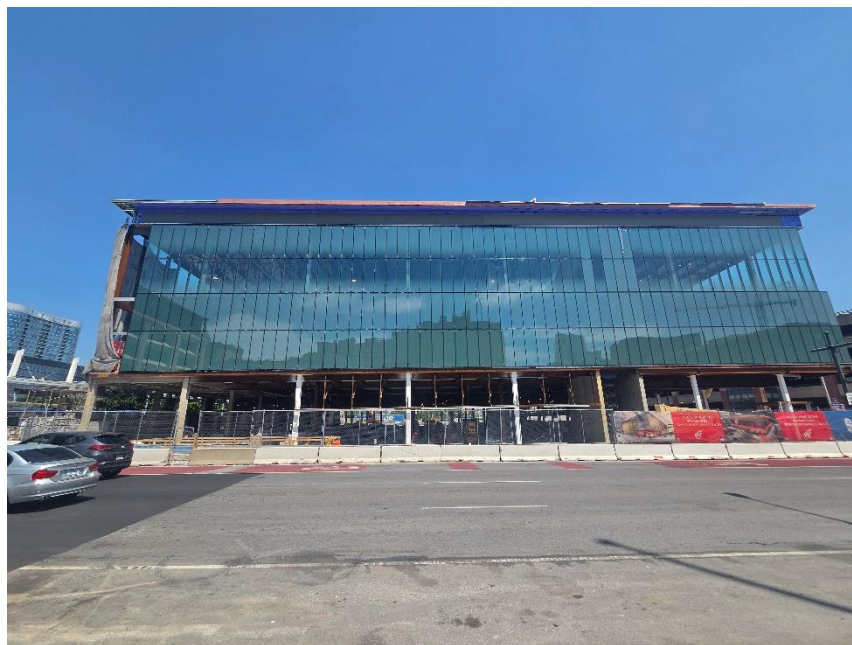


Photo 2: Subject Site from West

2026DV3024 ; Photographs (continued)



Photo 3: Subject Site from Southwest

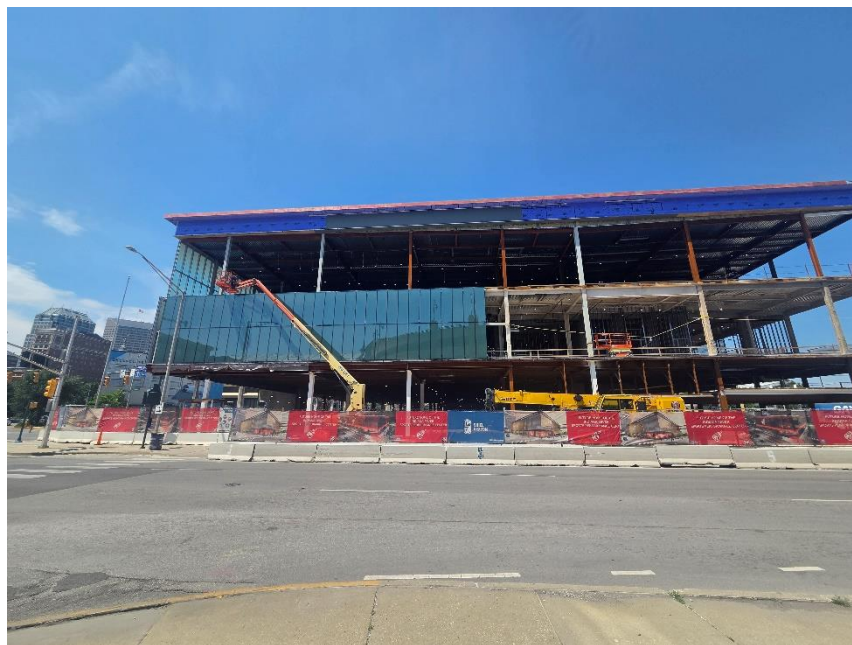


Photo 4: Subject Site from South

2026DV3024 ; Photographs (continued)



Photo 5: Subject Site from Southeast

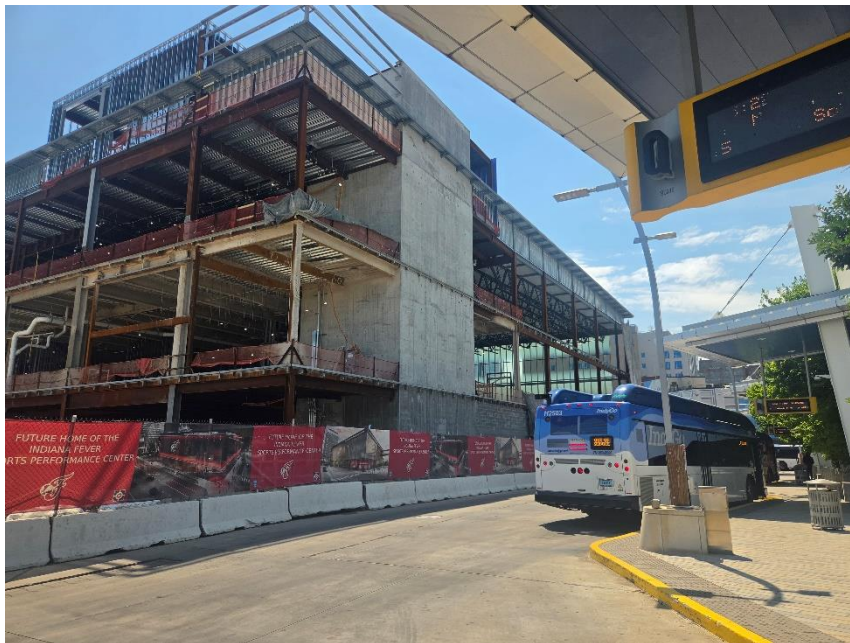


Photo 6: Subject Site from North

2026DV3024 ; Photographs (continued)



Photo 7: Adjacent Property to Northwest



Photo 8: Adjacent Property to West

2026DV3024 ; Photographs (continued)



Photo 9: Adjacent Property to Southwest



Photo 10: Adjacent Property to South (viewed from west)

2026DV3024 ; Photographs (continued)



Photo 11: Adjacent Property to East (viewed from south)



Photo 12: Adjacent Property to North



BOARD OF ZONING APPEALS DIVISION III **June 16, 2026**

Case Number: 2026-UV3-010
Address: 2714 North Harding Street (approximate address)
Location: Center Township, Council District #12
Zoning: D-5
Petitioner: Devon Development Group, LLC, by David Gilman
Request: Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a small business consulting classroom and training facility, per plans filed.

Current Land Use: Single Family Dwelling

Staff Recommendation: Staff recommends approval of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition subject to the following commitment:

1. The Variance grant shall be subject to an updated plan of operation, that shall be submitted for Administrator’s Approval.

PETITION OVERVIEW

VARIANCE OF USE REQUEST

- ◇ The proposed use would be similar to a home occupation as permitted under the current Ordinance, other than exceeding the permitted number of visitors/customers.
- ◇ The proposed hours of operation in the plan of operation seem excessive, and the number of visitors and customers per class and the frequency of the classes is not clear in the submitted plan of operation. Therefore, Staff has requested that an updated plan of operation be submitted that limits the Saturday hours of operation from 10am to 4pm and indicates the number of visitors and classes so that the proposed use would limit the impact on adjoining properties. The petitioner has agreed to this.



- ◇ While there will be no change to the property, and the petitioner will live on site, the grant of the variance will increase the amount of foot traffic to the site during the scheduled classes. With the amount of available on street parking, and the proposed use being similar to a book club, or neighborhood meeting, Staff finds that this request should not have an effect on surrounding property owners. Therefore, staff does recommend approval, subject to the updated plan of operation to be submitted for Administrator’s Approval, that will address these concerns.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Single-Family Dwelling	
Comprehensive Plan	Dwellings 3.5-5.0 units per acre	
Surrounding Context	Zoning	Surrounding Context
	North:	D-5 Single-Family Dwelling
	South:	D-5 Single-Family Dwelling
	East:	D-5 Single-Family Dwelling
	West:	D-5 Single-Family Dwellings
Thoroughfare Plan		
North Harding Street	Primary Collector	65-foot existing right-of-way and 78-foot proposed right-of-way
Context Area	Compact Area	
Floodway / Floodway Fringe	No	
Overlay	N/A	
Wellfield Protection Area	N/A	
Site Plan	May 11, 2026	
Plan of Operation	April 15, 2026	
Landscape Plan	N/A	
Findings of Fact	May 11, 2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends 3.5-5.0 dwelling units per acre for the site.

Pattern Book / Land Use Plan

- Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.



Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves
(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

2008-DV3-038; 1439 West 27th Street (west of site), requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 768-square foot detached garage with a ten-foot front setback from the proposed right-of-way of Koehne Street, resulting in a lot open space ratio of 58.79 percent, **granted**.

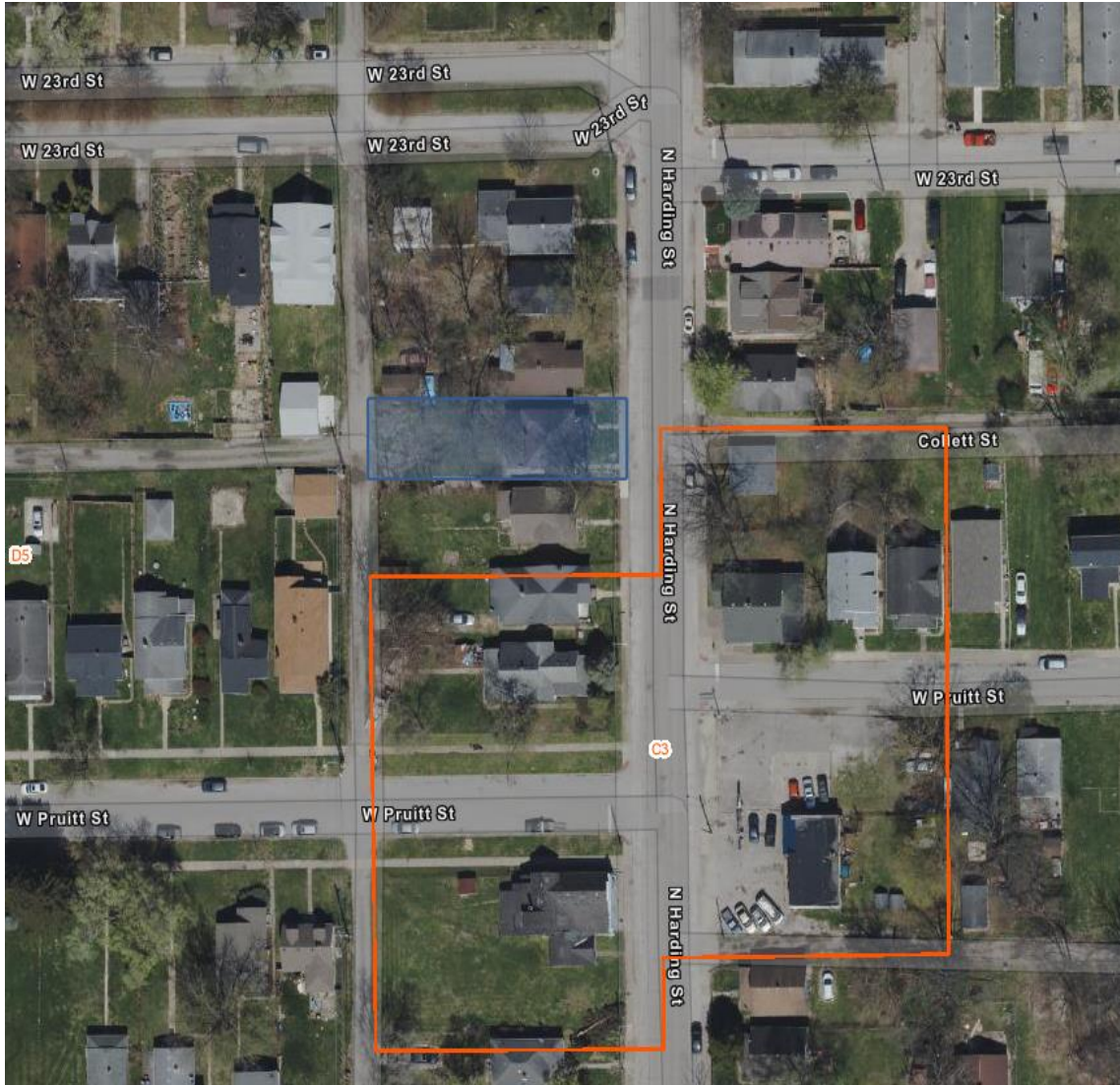
2007-DV2-052; 1502 West Roache Street (south of site), requests a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a 616-square foot detached garage with a 13-foot front setback from the right-of-way of Koehne Street, and located in front of the established front building line, in D-5, **granted**.

95-V1-105; 1440 West Roache Street (south of site), requests a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a 24 by 40-foot detached garage, resulting in an open space ratio of 59 percent, and an accessory building area of 83 percent of the main floor area of the primary structure, and having a nine-foot aggregate side yard setback, in D-5, **granted**.

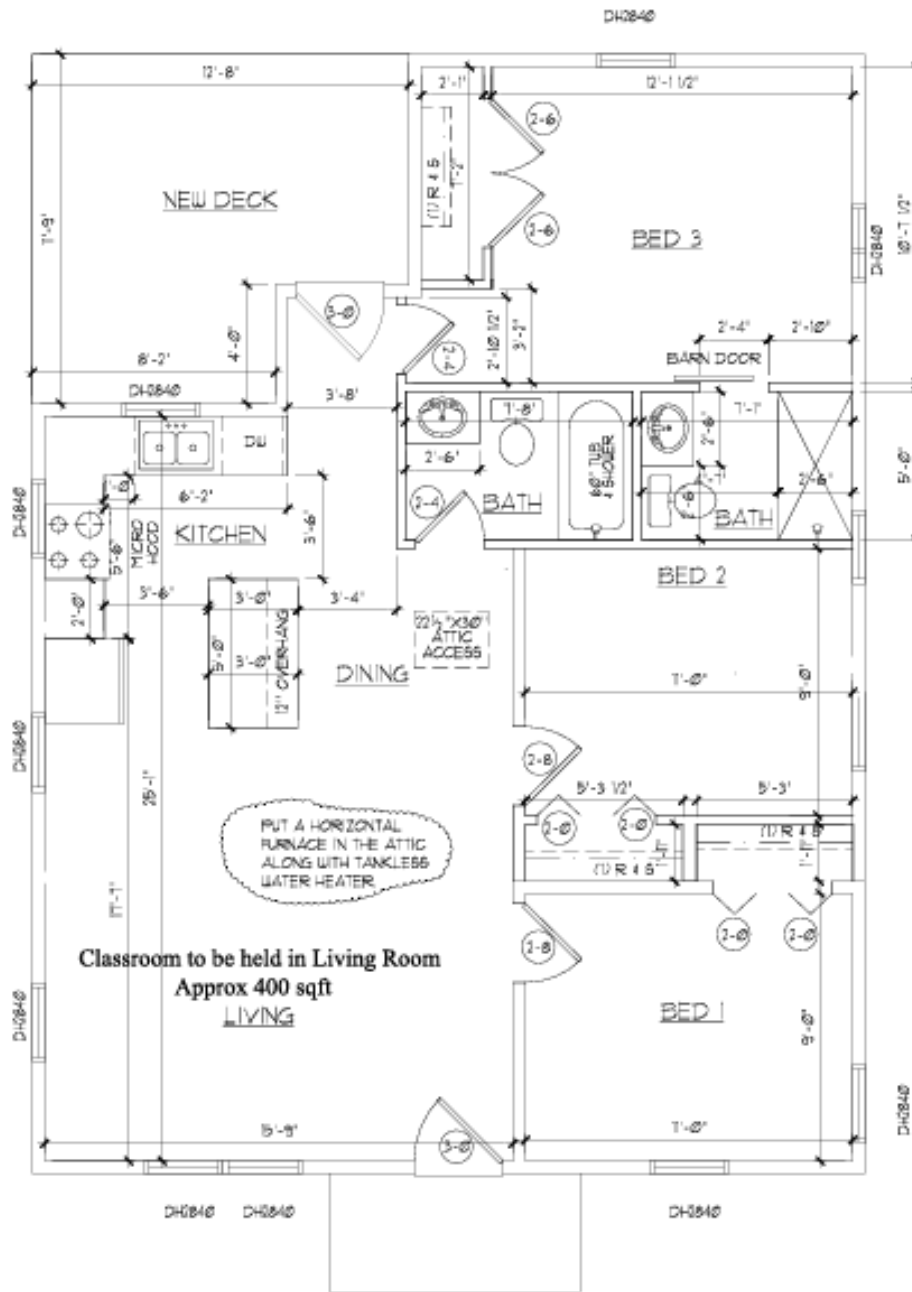
RU

EXHIBITS

Location Map



Site Plan – Floor Plan



2714 N HARDING
08/21/2023

NEW FIRST FLOOR PLAN
DEMOLITION FIRST FLOOR PLAN
OPTION C



Plan of Operation file-dated April 15, 2025

Plan of Operation
2714 N Harding Street
4/15/26

BACKGROUND

The subject site is located on the west side of N. Harding Street, just north of 27th Street. The site is improved with a single-family residence and is zoned D5.

Proposed Use

The proposed use will be a consulting service to teach and train small business entrepreneurs in consulting, marketing, communication and community engagement for their prospective business ventures.

Compatibility and Harmony

There will be no external changes to the residence and the classroom will occur in the living room area of the home.

Workforce

The resident owner and 1 guest speaker will be person instructing the classes.

Hours of Operation

The classes will be approximately 2-to-3-month sessions and include up to 10 students. The hours of operation will be from 10am to 8pm Monday to Saturday.

Off-Street Parking

The student will utilize the ample parking available during the day on Harding Street.

Signage

There will be no signage required.

Clients and Customers

Registered students

Lights

Only the existing street lights and porch light will be used.

Shipping and Receiving

All shipping and receiving will be delivered by normal postal services.

Waste

All waste would be picked up by utilizing a private or City waste disposal service. There will be no storage of hazardous materials on site.



Findings of Fact

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

The property is fully served by public water, sewer, and all required utilities, ensuring a safe, sanitary, and code

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The request to allow up to six additional students within the Home Occupation Classroom represents a modest intensification of a low instructional use that will occur entirely indoors and does not generate noise, emissions, or activity detrimental to public health or safety.
Adequate on
and pick

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The ordinance's fixed limit of four students does not reflect the actual capacity of this particular property, which has adequate interior space, safe access, and sufficient on

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

Strict enforcement of the student cap would prevent the owner from accommodating existing demand from individuals who rely on this specialized instruction, thereby restricting the property to a level of use that is unnecessarily burdensome and not reflective of its actual capacity.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The scale of the use remains residential in character, and the small increase in student attendance does not alter the established pattern of the neighborhood or introduce any conditions that would be out of character of the developed area.

Photographs



Subject site, looking west.



Single-family dwelling and religious use to the south of subject site, looking southwest



Single-family dwellings to the north of subject site, looking northwest



Single family dwellings to the east of subject site.



BOARD OF ZONING APPEALS DIVISION III **June 16, 2026**

Case Number: 2026-SE3-002
Property Address: 6309 South Harding Street (approximate address)
Location: Perry Township, Council District #22
Petitioner: Amanpreet Singh, by Adam G. Hoffer
Current Zoning: C-7 (FF) / D-A (FF)
Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial truck parking lot.

Request: Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial truck parking use within the Floodway Fringe (not allowed).

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), and truck parking on a gravel surface (not permitted).

Current Land Use: Unpermitted Truck Parking
Staff Recommendations: Staff recommends **denial** of this petition.
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

5/26/26: The petitioner requested a continuance to allow additional time to prepare for the hearing.

STAFF RECOMMENDATION

Staff recommends **denial** of this petition.

PETITION OVERVIEW

6309 South Harding Street is a parcel with a size of 1.05 acres and a width of around 128 feet that fronts on Harding to the west. The site was rezoned to a commercial designation in 1979, although it appears to have maintained a single-family residential use on the premises until at least 2022. Surrounding land uses include a single-family residence to the north (zoned C-7 despite the residential use), undeveloped land to the west and southwest zoned D-A, multiple residences and a preschool to the south zoned D-A, and a residential subdivision to the west zoned D-P. Light industrial uses (predominantly zoned I-2 and C-S) are located further to the north and northwest along Harding Street.



**Department of Metropolitan Development
Division of Planning
Current Planning**

In 2024, a row of mature trees along the western portion of the site was removed and a gravel front-yard parking area was installed, per aerial photography. Additionally, in 2025 the areas to the rear of the house had trees removed and gravel vehicle area installed, in addition to placement of a 6-foot privacy fence. No permits were sought or granted related to the site changes or for any new commercial use at the property. These changes resulted in the opening of the violation case VIO25-004939 in August of 2025, which cites the property owner for the lack of permits for the parking area, the parking of inoperable vehicles, and for outdoor storage and operations without required screening. There is also a flood violation opened at the site for development that occurred without proper permitting.

Approval of this petition would allow for a truck parking/vehicle storage use at the site, utilizing the parking areas placed recently placed without permits. Multiple forms of zoning petition relief would be required to allow for this use and layout at the site:

Special Exception:

- The C-7 zoning district only allows for truck/commercial parking as a primary use when a Special Exception petition has been granted to ensure that the intensity of the use would be appropriate for the surrounding context and harmonious with established development and neighborhoods.

Variance of Use:

- Most of the property is located within the Floodway Fringe (see boundaries within Exhibits below). Truck storage is not a permitted use within the Floodway Fringe, which means that a Variance of Use would be required to allow for truck parking on this property.

Variance of Development Standards:

- The parking area installed without permits would violate transitional yard setbacks to the south (0 feet proposed and 20 feet required) and to the east (10 feet proposed and 20 feet required).
 - A transitional yard to the north would not be enforceable since the land is zoned C-7, but if the single-family residence there were zoned appropriately, 20 feet of separation would *also* be required to the north (only 10 feet proposed).
- Ordinance requires that new parking lots comply with regulations on the placement of landscaping both (a) within vehicle and maneuvering areas and (b) along property boundaries for land with less-intense zoning. Placement of this parking area without permits resulted in the removal of trees from the site, and the proposed perimeter shrubs to the north and east would not meet minimum requirements as outlined within 744-505 and 744-506 of the Ordinance.
- The Ordinance requires that accessory parking areas for most uses be comprised of hardscaping, per 744-404. Plans submitted indicate usage of compacted aggregate base, but staff noted on the site visit that the parking surface appears to be comprised of gravel (see photo 5). This is not permitted, and a third Variance of Development Standards would be needed to maintain it.

The Plan of Operation filed by the petitioner indicates that the would utilize the site for commercial parking behind the existing structure, with the former residence to be utilized for accessory office and dispatch uses. A maximum of 6 employees would be on-site during standard hours, and no refueling, vehicle repair, or loading/unloading of materials would be conducted at the property. The full text of that Plan is within the Exhibits below. The plan provided to staff does not clarify the number of trucks that would be parked at the site at peak times or during standard operations, and it also does not provide information about the anticipated frequency of ingress and egress of trucks to and from the site onto Harding or on anticipated hours of operation. Upon staff's request, the petitioner indicated that there would be 8-12 vehicles on site at any given time, with 2-3 vehicles per day entering and exiting the property.



Department of Metropolitan Development
Division of Planning
Current Planning

Most of this property is zoned C-7 to provide specific areas for commercial uses which have unusually incompatible features relative to other commercial uses, such as major outdoor storage or the outdoor parking and storage of trucks, materials, or equipment. C-7 uses are more compatible with industrial than retail commercial activities. Due to the intensity, C-7 districts should never be adjacent to protected districts (such as the residential zones near this site) and should be located on major commercial arterial thoroughfares or near interstates (Harding Street is a primary collector). Additionally, this property is located within a Floodway Fringe area, which is a secondary zoning district that indicates a 1% chance for significant flooding as well as shallow flooding in any given year.

The Marion County Comprehensive Plan Pattern Book recommends this site to the Rural or Estate Neighborhood typology to allow for the preservation of natural features and for large-lot estate-style development of single-family residences. This recommendation is commensurate with existing residential uses to the north, east, and south. Additionally, the Plan places this property within an Environmentally Sensitive Areas overlay. Additional information on the typology and overlay is within the Comprehensive Plan Analysis section below, but neither of them contemplates the placement of heavy commercial uses.

Findings of Fact provided by the petitioner in support of the requested Special Exception indicate that this use would be appropriate for the context since uses of similar intensity exist further along the corridor to the north, that no substantial negative externality would be created for adjacent property owners, and that development standards would otherwise be met. Staff notes that several variances related to development standards would be needed, and would disagree with the assertion that this use would be harmonious with surroundings or that no negative impacts would result. Specifically, staff notes that:

- Residential zoning exists on three (3) of the four (4) sides of this property (west, south, and east), and residential *development* appears to exist on three (3) of four (4) sides as well (south and east as well as the house zoned C-7 to the north of the site). A preschool use also appears to exist about 80 feet to the south of the subject site.
- Harding Street is a two-lane primary collector with a right-of-way of 60 feet and a road width of only around 30 feet. This raises concerns related to both (a) the needed turn radius for trucks entering and exiting the site and (b) the impact of truck traffic on the quality of the two-lane road also utilized by local and residential traffic.
- A more appropriate site for a use of this intensity might be further north on the Harding corridor, which would both (a) encroach less into established residential areas; (b) would mitigate or avoid the use being placed in the Floodway Fringe; and (c) would be closer to the interstate.

For these reasons, staff recommends **denial** of the requested Special Exception.

When contacted about this project, the Floodplain Administrator for the Department of Business and Neighborhood Services indicated that they “have a concern with granting an exemption to allow for truck storage within the flood fringe. That is something [they] would advise strongly against as it goes against the Flood Damage Prevention Ordinance. Furthermore, granting a variance could put the City at risk of non-compliance with the NFIP” (National Flood Insurance Program). For this reason, as well as for a lack of undue hardship identified within the provided Findings to that would prevent the site from alternate, compliant development with a use not expressly prohibited within the Floodway Fringe (only ‘critical facility’ uses are disallowed in this way), staff recommends **denial** of the requested Variance of Use.



**Department of Metropolitan Development
Division of Planning
Current Planning**

In addition to the concerns listed above, staff feels that the primary reason relief from applicable development standards is being sought relates not to any specific properties of the site but rather to the substantial changes made to the site without permits in place or verification that the proposed truck parking use would be allowed without multiple variances or a Special Exception. The proposed setbacks ranging from 0 to 10 feet and the proposed shrubs with 10-foot spacing on a 1-foot berm would not provide adequate buffering of parked trucks from land zoned or used residentially to the north, east, or south, and staff has concerns about light and noise impacts that might result for the surrounding area. Given that (a) multiple variances would be required to support a use also not permitted by-right and (b) that no site-specific practical difficulty exists to justify a positive recommendation (which is the statutory burden of proof required), staff recommends **denial** of the variances related to deficient setbacks, landscaping, and parking surface.

GENERAL INFORMATION

Existing Zoning	C-7 (FF) / D-A (FF)	
Existing Land Use	Unpermitted Truck Parking	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	C-7	North: Residential
South:	D-A	South: Residential
East:	D-P	East: Residential
West:	D-A / I-2	West: Undeveloped / Industrial
Thoroughfare Plan		
Harding Street	Primary Collector	60-foot existing right-of-way and 80-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	03/23/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	03/23/2026	
Findings of Fact (Amended)	05/04/2026	



COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Rural or Estate Neighborhood typology applies to both rural or agricultural areas and historic urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.
 - Heavy commercial land uses are not contemplated for this typology.
 - The property is also within an Environmentally Sensitive Areas (ES) Overlay intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves
(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.



ZONING HISTORY

ZONING HISTORY – SITE

79-Z-65, rezoning of 1.138 acres, being in A-2 district, to C-ID classification, to provide for storage of trees, shrubs, equipment of landscape contractor, **approved**.

ZONING HISTORY – VICINITY

2020DV2056 ; 6120 Harding Street (northwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition with a fifteen-foot front setback from the proposed right-of-way of Harding Street and to provide for parking outdoor storage and outdoor operations with zero-foot north side yard and west rear yard (30-foot front setback from the proposed right-of-way, 30-foot side and rear setbacks (outdoor storage and operations not permitted within 500 feet of a protected district, limited to 25% of the building area and storage cannot be higher than 10 feet or higher than the required screening), **approved**.

2010DV1015 ; 6445 South Harding Street (south of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 576-square foot detached garage, with a seventeen-foot side setback (30-foot minimum side setback required), **approved**.

2005ZON219 ; 6341 South Harding Street (south of site), rezoning of one acre, being in the D-A (FF) (W-1) District, to the C-S (FF) (W-1) classification to provide for a single-family dwelling use and a wedding chapel and banquet facility, **withdrawn**.

2004ZON018 ; 1319 West Edgewood Avenue (north of site), Rezone 10.73 acres from D-A (FF) (W-1), I-1-S (FF) (W-1), and C-S (FF) (W-1) to the C-S (FF) (W-1) classification to provide for the expansions of an existing school bus maintenance and storage facility, **approved**.

2004VAR005 ; 1319 West Edgewood Avenue (north of site), Variance of Development Standards of the Commercial Zoning Ordinance to provide for the expansion and additional parking for an existing bus maintenance and storage facility resulting in a zero-foot south transitional yard without the required landscaping (minimum fifteen-foot transitional yard required when abutting a protected district, required transitional yard shall be landscaped), **approved**.

2002DV1027 ; 6310 South Harding Street (northwest of site), variance of development standards of the Industrial Zoning Ordinance to provide for an unlimited amount of outdoor storage and operations (maximum 25 percent of the total gross floor area permitted for outdoor storage and operations), **approved**.

2001ZON161 ; 1500 West Banta Road (east of site), Rezoning of 44 acres, being in the D-A (FF) (W-1) (W-5) District, to the D-P (FF) (W-1) (W-5) classification to provide for 176 single-family residential units, or 4.0 units per acre, **approved**.



Department of Metropolitan Development
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98-UV2-85 ; 6207 South Harding Street (north of site), Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for a trucking company and transportation brokerage firm (not permitted), within a proposed pole barn, with (a) repair and outdoor parking and storage of commercial vehicles (not permitted); (b) an aggregate side yard setback of 71.83 feet (minimum 75 feet required); (c) a lot width at the required setback line of 111.83 feet (minimum 250 feet required); and (d) a street frontage of 111.83 feet (minimum 125 feet required), **approved**.

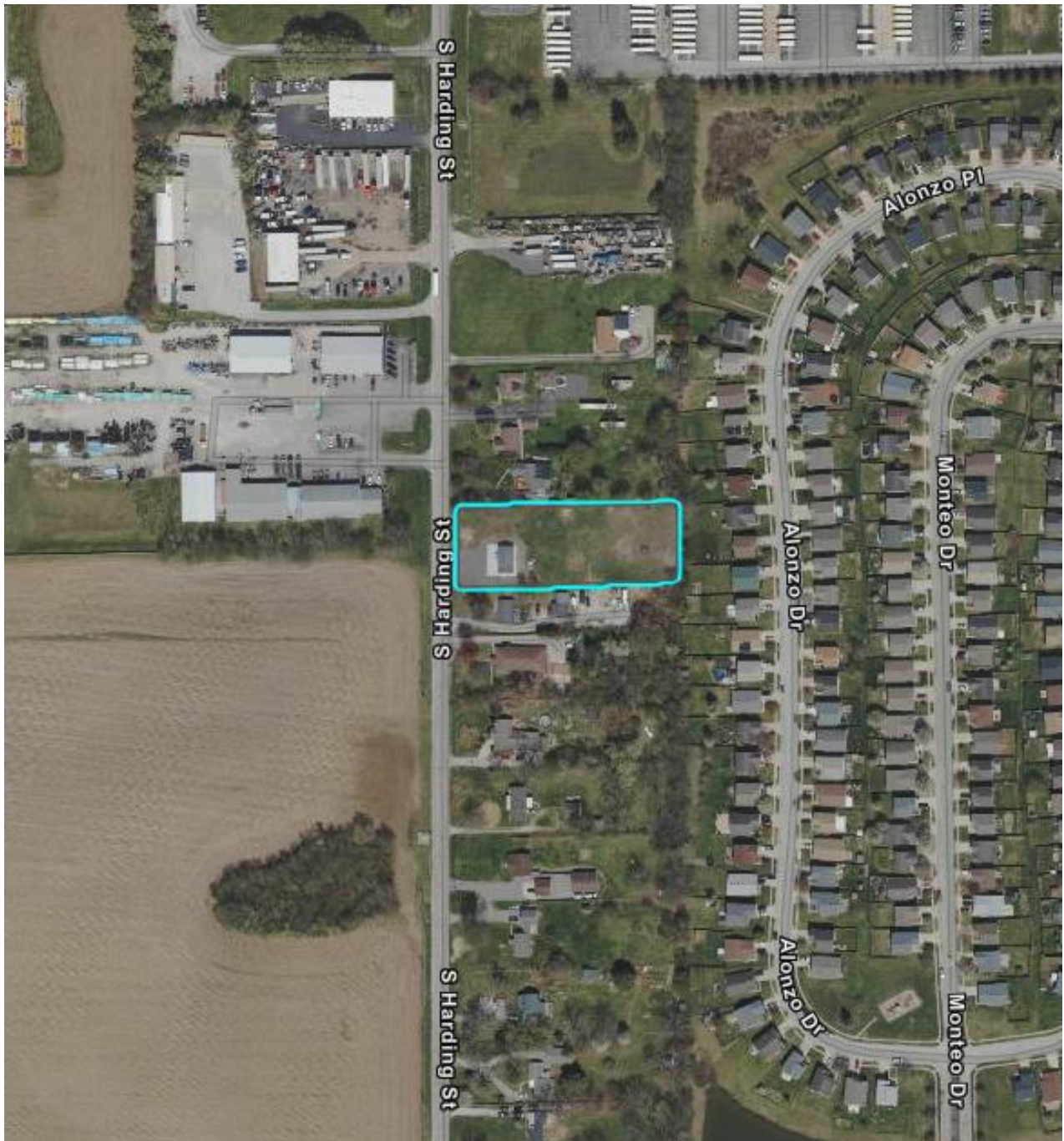
95-UV2-48 ; 6239 South Harding Street (north of site), variance of use of the Commercial Zoning Ordinance to provide for construction of a breezeway addition to connect a detached garage to an existing single-family residence, **approved**.

87-UV3-123 ; 6204 South Harding Street (northwest of site), Variance of Use of the Commercial Zoning Ordinance to provide for the use of existing buildings for the auction sale of personal goods, **withdrawn**.

83-UV2-71 ; 6201 South Harding Street (north of site), variance of use of the Industrial Zoning Ordinance to provide for the sale, service, and reconstruction of automobiles within a 1887.5 square foot existing structure and to construct a 4320 square foot building with all service and reconstruction inside a new building, **approved**.

EXHIBITS

2026SE3002 ; Aerial Map



Note: Photo taken before placement of rear-yard gravel parking area

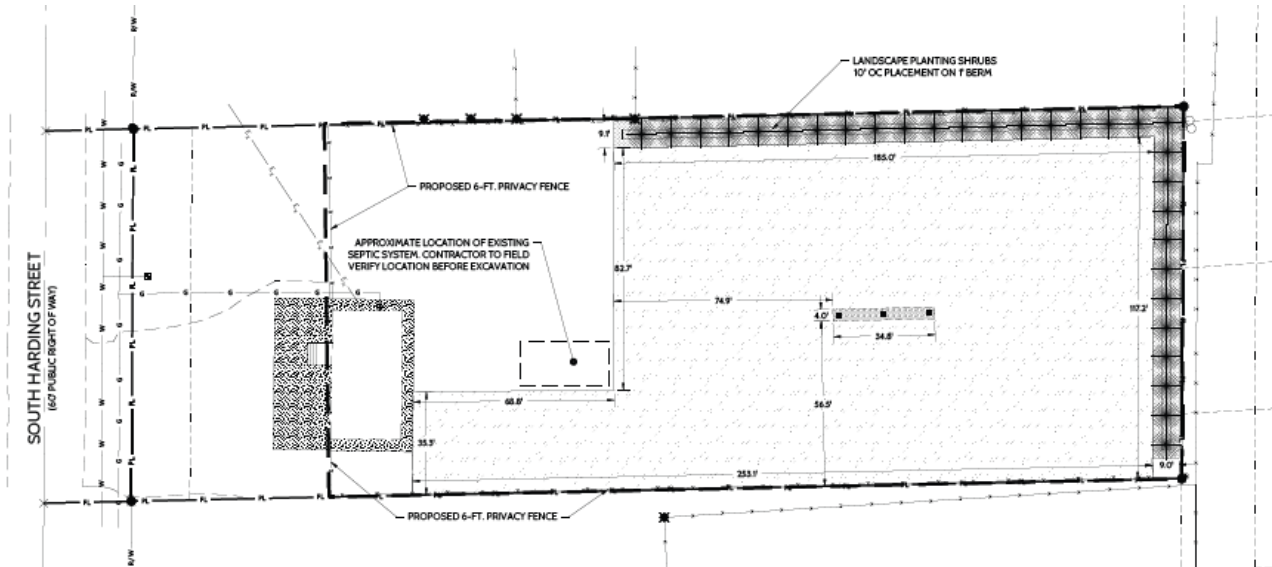
2026SE3002 ; Aerial Map (Zoomed, Gravel Parking Area Shown)



2026SE3002 ; Aerial Map (Floodplain Areas Shown)



2026SE3002 ; Site Plan



2026SE3002 ; Plan of Operation

Background:

The subject parcel is currently zoned 'C-7' with an existing single-story structure.

Narrative:

Proposed activities on the site will be commercial parking behind the existing structure. The existing single-story structure will be utilized as an office for daily general administration, day-to-day business, and dispatch.

Workforce:

The total number of employees on site during standard hours of 8:00am – 6:00pm will be no more than 6. All employee parking shall be contained within the existing front parking lot. Construction of a privacy fence and installation of CCTV security cameras will be utilized for security.

Clients & Customers:

The proposed use of the property will be for commercial parking solely by Freeway Transportation, Inc. Client visits to the site will be minimal (if ever), and shall park in the same designated parking area as the workforce.

Processes Conducted On-Site:

The primary use of the site will be for commercial parking of the company's logistics vehicles, as well as general office tasks being performed by staff to facilitate typical day-to-day business.

Material Use:

There will be no active vehicle maintenance performed on-site. There will be no vehicle refueling performed on-site. Standard office materials and equipment will be utilized to conduct general business administration.

Shipping & Receiving:

As the proposed use is commercial parking, there will be no materials received or shipped directly from the company occupying the property – any loads being brought to the parking area shall remain within the confines of the shipping vessel.

Waste:

Any waste generated on-site would be due to general business administration – printer/copier paper waste, food waste from the break room area, etc. No hazardous waste will be generated from day-to-day business being conducted. Currently, there is no information on an active recycling program at the property.



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2026SE3002 ; Notice of Violation (VIO25-004939)

Section 740 -1005.A.1. Civil Zoning Violation

Specific Violation: The location, erection, or maintenance of any sign not specifically permitted by the Zoning Ordinance; (744-903.B. - Failure to obtain a sign permit for the display of pole sign).

Section 740 -1005.A.2. Civil Zoning Violation

Specific Violation: The failure to obtain an Improvement Location Permit when one is required by the terms and provisions of the Zoning Ordinance; (740-801.A.2. - Failure to obtain an Improvement Location Permit (ILP) for the construction of a parking lot).

Section 740 -1005.A.4. Civil Zoning Violation

Specific Violation: The outdoor storage of inoperable vehicles in any zoning district, the provisions of which do not specifically permit such a use; (Any motor vehicle, racing vehicle, recreational vehicle, trailer, camper, boat, airplane, bus, truck, or similar vehicle, that cannot be driven, towed or hauled on a city street without being subject to the issuance of a traffic citation by reason of its operating condition or the lack of a valid license plate, or flat tires; or that is otherwise partially dismantled or mechanically inoperable...multiple vehicles with expired or no plates).

Section 740 -1005.A.8. Civil Zoning Violation

Specific Violation: Failure to comply with use-specific standards and zoning district development standards for the C-7 district; (743-306.U.2. - Outdoor storage and operations must be screened in accordance with Section 744-508.C.).

2026SE3002 ; Findings of Fact (Variance of Development Standards)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The grant will not be injurious to the public health, safety, morals, and general welfare of the community because the site itself is similar to other sites of the same size and capacity within the area and have had no adverse impacts reported. While there is no planned transitional buffer, there are existing fence lines and vegetation strips along the south and east property lines, which will be protected and enhanced with updated perimeterfencing and interior landscaping where necessary for security and screening. The parking lot would incorporate a compacted gravel surface in lieu of asphalt to aid in stormwater infiltration.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because there are similar instances of commercial vehicular parking/storage within close proximity of the property in questions. Additionally, properties zoned as Light Industrial within short proximity currently park commercial vehicles and construction material. Surrounding uses include Perry Twp. School Transpo Center, Utility Supply, Quick Repair, and 6207 S. Harding St.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property due to the additional setbacks for the yard transitions creating obstacles in accessing the rear portion of the site and subsequent use of that area. In regards to the use of compacted gravel vs. asphalt, the use of asphalt would create an impervious surface within the designated floodway fringe which can adversely affect stormwater infiltration and lessen flooding. By incorporating compacted gravel we can still channel stormwater towards catch basins while still allowing infiltration.



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2026SE3002 ; Findings of Fact (Special Exception)

1. The proposed use meets the definition of that use in Chapter 740, Article II because

As defined, "Parking Lot, Commercial" is the designated primary use of the land. The site will be specifically used as truck parking. There will be no materials received,loaded, or shipped directly from the property.

2. The proposed use will not injure or adversely affect the adjacent area or property values in that area because

The proposed use will in injure or adversely affect adjacent area or property value in the area as there are similar instances of commercial vehicular parking/storage within close proximity of the property in questions. Additionally, properties zoned as Light Industrial within short proximity currently park commercial vehicles and construction material. Surrounding uses include Perry Twp. School Transpo Center, Utility Supply, Quick Repair, and 6207 S. Harding St.

3. The grant will not materially and substantially interfere with the lawful use and enjoyment of adjoining property because

The site will not materially or substantially interfere with the lawful use and enjoyment of the adjoining property based on landscape screening along the perimeter of the property for privacy, as well as required lighting for security. As the area is already subject to high commercial vehicle traffic, additional noise pollution would be negligible.

4. The proposed use will be compatible with the character of the district, land use authorized therein and the Comprehensive Plan for Marion County because

The proposed use of the site would be compatible with the existing district as the area has an existing commercial vehicle presence within the immediate surrounding area. As the current zoning is listed for C-7, a commercial parking lot in the immediate sense would pose little to no incompatibility.

5. The proposed use conforms to the development standards in Chapter 744 applicable to the zoning district in which it is located because

The proposed use conforms to the development standards in Chapter 744 as the only minimal improvements will be required to complete construction for the proposed use. Per the included plan set, all site improvements shall conform to City of Indianapolis design/development standards.

6. The proposed use conforms to all provisions of the Zoning Ordinance, including the performance standards in Chapter 740 and the development standards in Chapter 744 applicable to the zoning district in which it is located because

The proposed use conforms to all provisions of the ordinance, including the standards in Chapter 740 and Chapter 744, in the zoning district in which it is located as the proposed use falls within the definitions of a commercial parking lot, as noted within Table 743-1, and in addition to the applicable site development as beholden to the development standards based on the proposed construction plans.

7. The proposed use conforms to all of the use-specific standards in Chapter 743 for that use, including any Special Exception standards for that use because

The proposed use "Parking Lot, Commercial" being requested at the property will comply with the use-specific standards outlined within Chapter 743, Article III, Section 5, CC - Specifically, #1-3 do not apply to this location. Item #4, regarding maximum acreage of a commercial parking lot being no more than 2 acres - the proposed site location where the special exception is being requested has a maximum size of 1.14 acres.



Department of Metropolitan Development
Division of Planning
Current Planning

2026SE3002 ; Findings of Fact (Variance of Use)

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

The grant will not be injurious to the public health, safety, morals, and general welfare of the community because the site itself is similar to other sites of the same size and capacity within the area and have had no adverse impacts reported.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because there are similar instances of commercial vehicular parking/storage within close proximity of the property in questions. Additionally, properties zoned as Light Industrial within short proximity currently park commercial vehicles and construction material. Surrounding uses include Perry Twp. School Transpo Center, Utility Supply, Quick Repair, and 6207 S. Harding St.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The need for the variance arises from some condition peculiar to the property involved due to a stipulation that the parking of a commercial vehicle would constitute a "Terminal". The petitioner is requesting that, per current zoning, a commercial parking lot is allowed, and that the owner of the property be allowed to park only commercial vehicles. No other activities that are listed within the city definition of a "Terminal" would be performed.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

The strict application of the terms of the zoning ordinance constitutes an unusual and unnecessary hardship if applied to the property for which the variance is sought because due to a stipulation that the parking of a commercial vehicle would constitute a "Terminal". No other activities that are listed within the city definition of a "Terminal" would be performed - only the parking of commercial vehicles.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The grant does not interfere substantially with the comprehensive plan because the area the site in question sits in is in close proximity to current, and future, light industrial zoning. The current commercial zoning does not substantially interfere with the comprehensive plan, nor will the variance being requested prohibit the site from a future use.

2026SE3002 ; Findings of Fact (Flood Variance)

1. There exists a good and sufficient cause for the requested variance because:

There exists a good and sufficient cause for the requested variance because the requested use does not immediately or subsequently impact the floodway fringe.

2. The strict application of the terms of this ordinance will constitute an exceptional hardship to the applicant because:

The strict application of the terms of this ordinance will constitute an exceptional hardship to the applicant due to the fact that the site is currently ~90% within the floodway fringe, and any attempt to utilize the site in a commercial capacity (as is zoned) would render the site unusable.

3. The grant of the requested variance will not increase flood heights, create additional threats to public safety, cause additional public expense, create nuisances, cause fraud or victimization of the public or conflict with other applicable laws or ordinances because:

The grant of the requested variance will not increase flood heights, create additional threats to public safety, cause additional public expense, create nuisances, cause fraud or victimization of the public or conflict with other applicable laws or ordinances as there are similar instances of commercial vehicular parking/storage within close proximity of the property in question. There will be no additional permanent structures installed within the floodway fringe, which would not impact the flood area, and the use of compacted aggregate gravel vs. asphalt helps to alleviate any unnecessary impervious surface from blocking stormwater or flood water from infiltrating back into the watershed.

2026SE3002 ; Photographs



Photo 1: Subject Site Viewed from West



Photo 2: Southern Property Line Viewed from West

2026SE3002 ; Photographs (continued)



Photo 3: Rear Gravel Area Behind Fence Viewed from Southeast



Photo 4: Rear Gravel Parking Area Viewed from West (November 2025)

2026SE3002 ; Photographs (continued)



Photo 5: Surface of Parking Area



Photo 6: Adjacent Property to East (January 2026)

2026SE3002 ; Photographs (continued)



Photo 7: Adjacent Property to South



Photo 8: Adjacent Property to North

2026SE3002 ; Photographs (continued)



Photo 9: Adjacent Property to Southwest



Photo 10: Adjacent Property to Northwest



Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION III

June 16, 2026

Case Number:	2026-DV3-017 (Amended)
Property Address:	949 South Illinois Street (approximate address)
Location:	Center Township, Council District #18
Petitioner:	George Stergiopoulos, by Mark and Kim Crouch
Current Zoning:	CBD-2 (RC)
Request:	Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit building (minimum 5 units required).
Current Land Use:	Undeveloped
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	Michael Weigel, Principal Planner II

PETITION HISTORY

5/26/26: A for-cause continuance request made by the Stadium Village Business Association was granted, continuing this petition to the June 16, 2026 hearing date. Staff continues to recommend approval of the petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

949 South Illinois Street is a parcel with a size of 2598 square feet (0.06-acre) and a width of 20 feet. It is located at the intersection of Illinois and Ray Street and is currently unimproved. A residential structure that previously existed at the site was demolished in 2009. Surrounding land uses include a multifamily apartment building to the east, a single-family residence to the north and the I-70 interstate to the south. The property is near the Meridian Street corridor to the east (see photo #8).

Approval of this Use Variance would allow for construction of a 3-unit dwelling with attached garage on the vacant lot, per the site plan, elevations and floorplans below. The zoning of the site only allows for multifamily development with 5 or more units, meaning that housing typologies with four (4) or fewer units would not be allowed by-right. The Regional Center Approval petition 2025REG085 was filed in November of 2025, and is pending the result of this hearing.

No Variances of Development Standards would be required to allow for the proposed layout, given that the CBD-2 zoning district allows for 0-foot setbacks and that the property would be able to utilize same-side off-street parking on both Illinois Street and Ray Street in addition to the proposed attached garage.



**Department of Metropolitan Development
Division of Planning
Current Planning**

Additionally, the property was shifted to the east to move it out of the required clear-sight triangle at staff's request to minimize or eliminate the need for additional variances.

The property is zoned CBD-2 (Central Business District Two), which is for the general downtown area of Indianapolis and should both represent the typical urban core and be developed at a very high density. The CBD-2 district accommodates a diverse mixture of uses including residential, retail, restaurants, entertainment, major public facilities, etc. Similarly, the Comprehensive Plan Pattern Book recommends the site to the Urban Mixed-Use typology and the Regional Center Design Guidelines indicate that the Village Mixed-Use typology would be most appropriate (see Comprehensive Plan Analysis below). A density of 25 to 75 dwelling units per acre is contemplated by the Comprehensive Plan for this area.

Findings of Fact provided by the applicant note that it would not be feasible to develop the property with five (5) or more units as contemplated by the Ordinance without the need for additional variances, and that the narrow width and small area would also preclude other development options. Staff notes that the proposed three (3) units on a 0.06-acre lot would result in a residential density of 50 units per acre, which would align with the Plan recommendation above. Additionally, the petitioner amended plans to ensure that no variances of development standards would be required to allow for three (3) units, which addressed staff concerns about potential overdevelopment. Given the difficulties posed by the narrow lot and that the proposed density would align with the Comprehensive Plan and the intent of the Ordinance, staff would recommend **approval** of this petition.

GENERAL INFORMATION

Existing Zoning	CBD-2	
Existing Land Use	Undeveloped	
Comprehensive Plan	Urban Mixed-Use	
Surrounding Context	Zoning	Surrounding Context
North:	CBD-2	North: Undeveloped
South:	CBD-2	South: Interstate
East:	CBD-2	East: Multifamily
West:	CBD-2	West: Interstate Exit Ramp
Thoroughfare Plan		
Illinois Street	Local Street	70-foot existing right-of-way and 48-foot proposed right-of-way
Ray Street	Local Street	162-foot existing right-of-way and 48-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	02/27/2026	
Site Plan (Amended)	04/30/2026	
Elevations	02/27/2026	



Department of Metropolitan Development
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Findings of Fact 02/27/2026

Findings of Fact
(Amended) 04/30/2026

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book
- Regional Center Guidelines

Pattern Book / Land Use Plan

- The Urban Mixed-Use typology provides dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader Indianapolis community. Buildings are four to eight stories in height with entrances and large windows facing the street. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Public spaces may also be programmable for community events. Off-street parking should be behind buildings or in garages. Where block lengths are longer than 500 feet, public pedestrian paths should be provided. This typology has a residential density of at least 25 to 75 units per acre.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The Village Mixed-Use typology occurs on commercial corridors with mixed-use development. Building ground floors are primarily retail shops with a possibility of specialized uses such as arts, entertainment venues, inns and some higher-density residential development. The environment is pedestrian in nature with links to transit. Retail shops are supported primarily by the surrounding neighborhood.

Infill Housing Guidelines

- Not Applicable to the Project (no variances of development standards requested).

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

2025REG085, construction of new multi-unit residence, **in progress**.

2019UV1015, Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling (not permitted), **withdrawn**.

2009REG022, demolition of a primary structure, **approved**.

2000ZON092, rezoning of 0.83 acre from C-5 to CBD-2, **approved**.

ZONING HISTORY – VICINITY

2020UV2015 ; 940 South Meridian Street (northeast of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to construct an addition for three dwelling units (not permitted) and to provide for a deficient number of parking spaces and deficient maneuvering area, including deficient maneuvering area for the handicapped parking space (seven parking spaces with adequate maneuvering required), **approved**.

2008DV1044 ; 928 South Meridian Street (northeast of site), Variance of development standards of the Central Business Districts Zoning Ordinance to provide for a surface parking lot with a gravel surface (not permitted) for a period of three years, **withdrawn**.

2006ZON148 ; 919 South Illinois Street (north of site), Rezoning of 0.262 acres, from the C-5 (RC) District, the CBD-2 (RC) classification to provide for Central Business District Two uses, **approved**.

2005ZON124 ; 843 South Illinois Street (north of site), Rezoning of 3.47 acres from the C-5 District to the CBD-2 classification to legally establish commercial uses and to provide for mixed use (commercial/residential) redevelopment, **approved**.

EXHIBITS

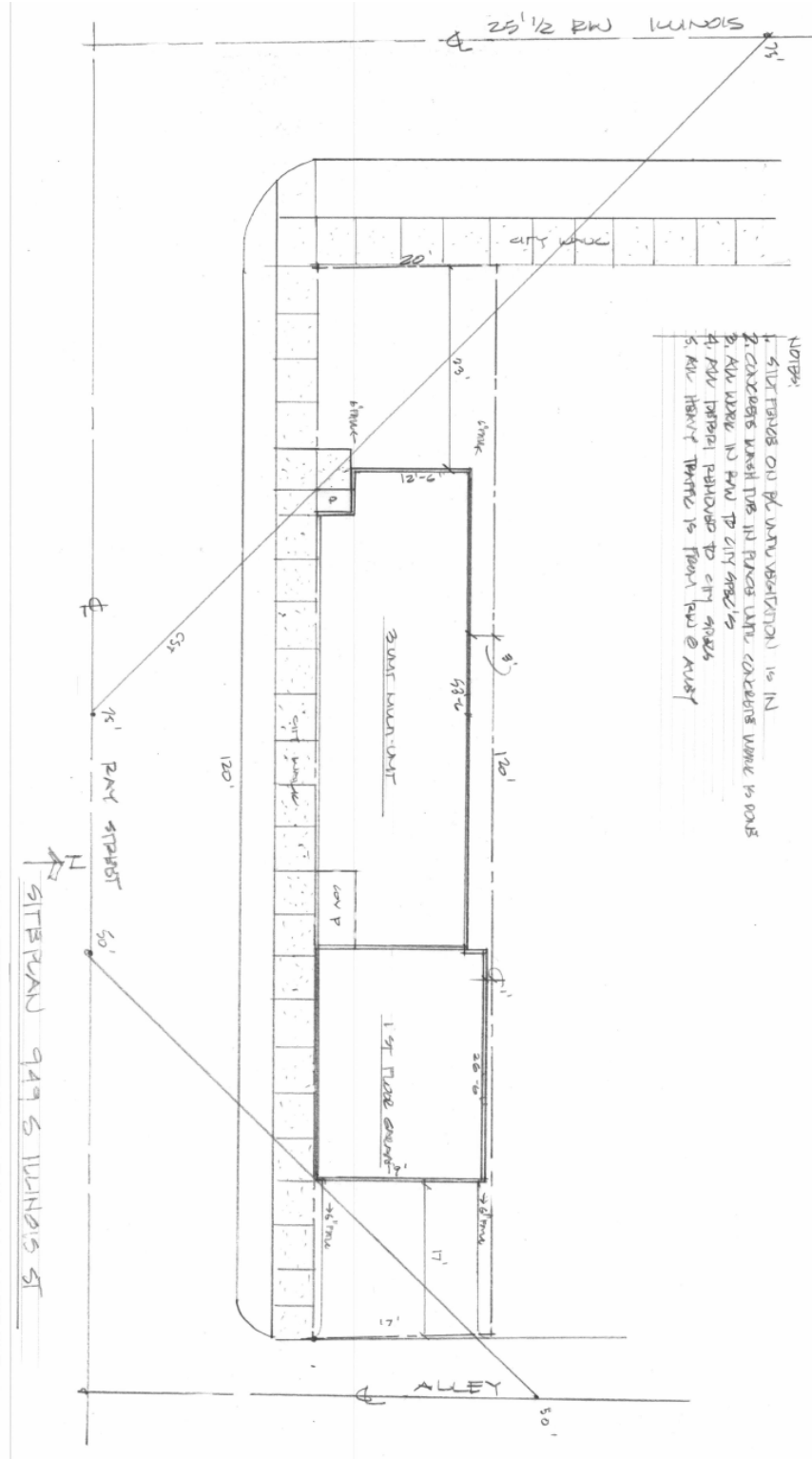
2026DV3017 ; Aerial Map





Department of Metropolitan Development
Division of Planning
Current Planning

2026DV3017 ; Site Plan

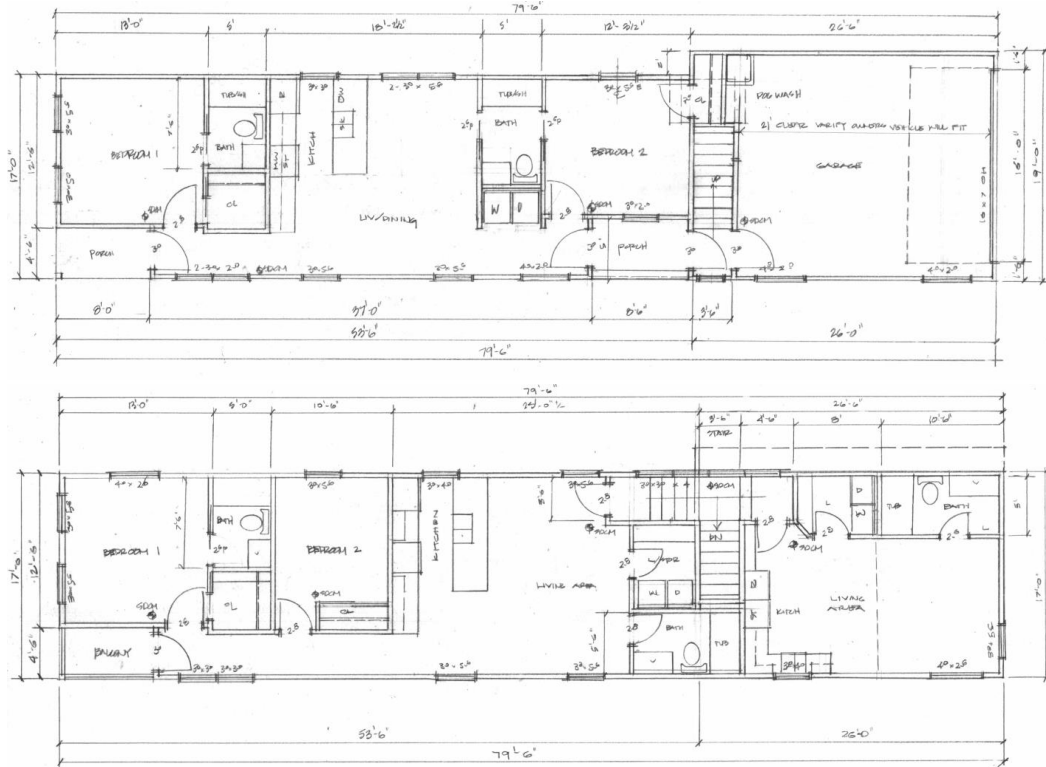


NOTES:
 1. SPLIT FRONT ON BL. (WITH REVISION) IS IN
 2. CONCRETE WALK TYP. IN FRONT WITH CONCERN WALK IS DONE
 3. ALL WALK IN FRONT TO CITY ST. 1/2
 4. ALL DRIVE PERMITTED TO CITY ST. 1/2
 5. ALL DRIVE TRAFFIC IS FROM RW @ MUST

2026DV3017 ; Elevations



2026DV3017 ; Floorplans (first story; second story)



2026DV3017 ; Findings of Fact

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

the grant will allow for the construction of a 3 unit residence for private residential use.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

the proposed residence will be consistent with allowable construction within the zoning district and constructed as per code.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

CBD-2 has a requirement of a minimum of 5 units per building. Constructing a 5 unit building would be considered over-developing the existing lot.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

existing lot width is very narrow and is located on a corner making it difficult to design the required minimum 5 unit residence without over developing and dwarfing the surrounding residences resulting in a need to reduce the required minimum units to 3. Without variance approval, proposed residence will not be constructed.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

the comprehensive plan recommendation is for residential and the proposed residence will be residential in use.

2026DV3017 ; Photographs



Photo 1: Subject Site Viewed from West



Photo 2: Subject Site Viewed from South

2026DV3017 ; Photographs



Photo 3: Subject Site + Alley Viewed from Southeast



Photo 4: Adjacent Property to East

2026DV3017 ; Photographs



Photo 5: Adjacent Property to North

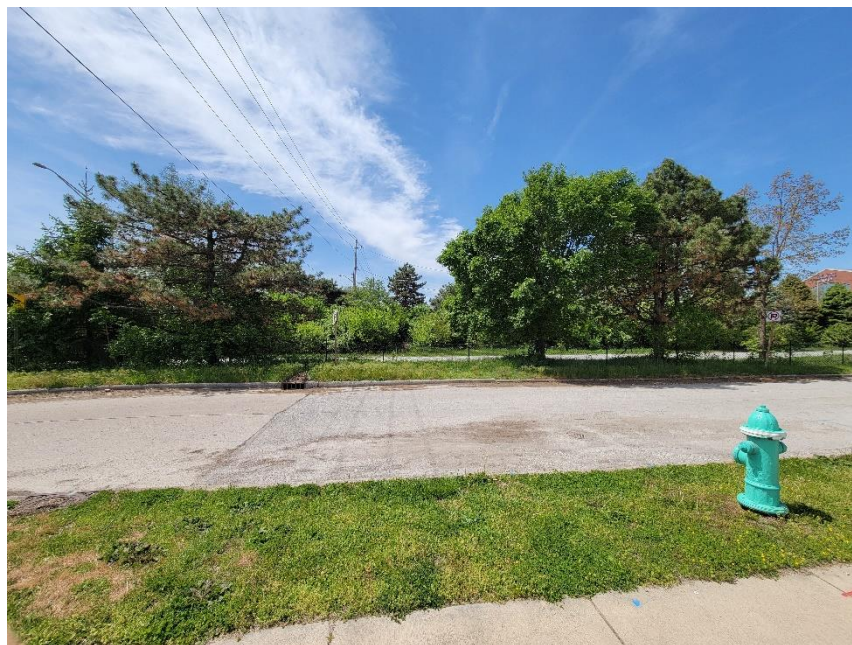


Photo 6: Adjacent Property to West

2026DV3017 ; Photographs



Photo 7: Adjacent Property to South



Photo 8: Intersection of Ray Street and Meridian Street to East



BOARD OF ZONING APPEALS DIVISION III **June 16, 2026**

Case Number: 2026-DV3-019 (Amended)
Property Address: 6838 South East Street (approximate address)
Location: Perry Township, Council District #22
Petitioner: CKJ Property LLC, by David Gilman
Current Zoning: C-1
Request: 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).
Current Land Use: Commercial
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

Staff will request that this petition be continued to the July 21, 2026 hearing date to allow additional time to obtain information about both the status and the proposed plans for an INDOT project that would result in the installation of sidewalk along the US 31 frontage. A full staff report will be made available in advance of the July hearing date.