



# Board of Zoning Appeals Board of Zoning Appeals Division I (March 4, 2025) **Meeting Results**

## Meeting Details

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

**Date:** Tuesday, March 04, 2025

**Time:** 1:00 PM

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

## Business:

### Adoption of Meeting Minutes

### Special Requests

## PETITIONS REQUESTING TO BE CONTINUED:

### 1. **2025-DV1-004 | 1135 & 1141 North Tacoma Avenue | CONT'D TO 4-1-25 W/O NOTICE**

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

Ariana & Joel Mathews, by Paul J. Lambie

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on two lots with deficient lot widths of 45 and 40 feet, respectively (60-foot lot width required).

**\*\*Automatic continuance filed by a registered neighborhood organization, continuing this to the April 1, 2025 hearing of Division I**

## Petitions for Public Hearing

## PETITIONS TO BE EXPEDITED:

### 2. **2024-DV1-044 (Amended) | 289 North Cole Street | APPROVED**

Wayne Township, Council District #16, Zoned D-4

Humberto Carreon Rubio, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage in front of the primary dwelling (not permitted).

### 3. **2024-DV1-045 | 4496 Saguaro Trail | APPROVED**

Pike Township, Council District #6, zoned I-2

Shear Saguaro LLC, by Justin W. Leverton, Esq.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an 11-foot rear yard setback (30 feet required).

### 4. **2025-DV1-006 | 5320 Central Avenue | APPROVED**

Washington Township, Council District #7, zoned D-4

Trade Design Studio LLC

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an 8.66-foot rear yard setback (20 feet required).

5. **2025-DV1-007 | 6138 Central Avenue | APPROVED**  
Washington Township, Council District #7, zoned D-4 (FF)  
Stephen & Mary Sommer, by Jeffrey Cowser

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a five-foot rear yard setback (20-feet required).

#### PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

#### PETITIONS FOR PUBLIC HEARING (Continued Petitions):

6. **2024-DV1-046 | 8654 West 86th Street | APPROVED**  
Pike Township, Council District #1, zoned D-2 / D-S (FF)  
Gary A. & Mickey K. James

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a six-foot tall decorative fence within the front yard of 86th Street (maximum height of 3.5-feet permitted).

7. **2024-UV1-030 (Amended) | 2927 West Washington Street | DENIED**  
Wayne Township, Council District #18, zoned C-4 (TOD)  
Teklit Fecadu

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a four-unit multi-family building (not permitted) and a fifth detached dwelling unit (not permitted).

#### PETITIONS FOR PUBLIC HEARING (New Petitions):

8. **2025-DV1-003 | 2703 Cardigan Road | CONT'D TO 4-1-25 WITHOUT NOTICE**  
Pike Township, Council District #1, zoned D-3 / D-A  
Jose Luis Martinez Marcial, by Arnoldo Gonzales Vasquez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 53-foot-wide parking area within the front yard (maximum 30-foot width permitted).

9. **2025-DV1-005 | 6462 Broadway Street | CONT'D TO 4-1-25 WITHOUT NOTICE**  
Washington Township, Council District #2, zoned D-4 (TOD) (FF)  
Melissa Jackson and Andrew Mehlhop, by Hannah Able

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage addition with a one-foot south side yard setback (four feet required) and a three-foot rear yard setback (five feet required).

10. **2025-UV1-001 | 3854 Washington Boulevard | APPROVED**  
Washington Township, Council District #7, zoned D-5 (TOD)  
Timothy & Karissa Funston

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a 999-square foot second primary dwelling (one primary use per lot permitted).

11. **2025-UV1-002 | 6145 North Ewing Street | WITHDRAWN**  
Washington Township, Council District #3, zoned D-S  
Janna & Jonathan Mayes

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a second 1,085-square-foot primary dwelling associated with a detached garage (one primary use per lot permitted) with an eight-foot north side yard setback (15 feet required).

**12. 2025-UV1-003 | 9615 Southeastern Avenue | APPROVED**

Franklin Township, Council District #25, zoned D-A  
Grateful Ventures LLC, by Greg Ilko

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a financial planning and insurance office, per the filed plan of operation (not permitted).

**Additional Business:**

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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.