



Board of Zoning Appeals
Board of Zoning Appeals Division I
(March 3, 2026)
Meeting Results

Meeting Details

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

Date: Tuesday, March 03, 2026

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. **2025-DV1-052 (Amended) | 4105 West 93rd Street | CONT'D & TRANSFERRED TO THE MARCH 10TH 2026 HEARING OF BZA DIVISION 2**

Pike Township, Council District #1, zoned I-2 / MU-1
V 465 LLC, by John B. Gregg

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a warehouse exceeding one double-loaded row of parking in front of a building (not permitted) and the removal of heritage trees without prior authorization (not permitted).

**** Staff requests a continuance to the April 7, 2026, hearing**

2. **2025-DV1-065 | 2929 Eagledale Drive | CONT'D TO 4-7-26 W/O NOTICE**

Wayne Township, Council District #11, zoned D-5
Grise Home & Property Group LLC, by Martin Jimenez

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a carport with a 0-foot side yard setback (5-foot setback required).

**** Staff requests a continuance to the April 7, 2026, hearing**

3. **2026-DV1-001 | 445 Sanders Street | CONT'D TO 4-7-26 W/O NOTICE**

Center Township, Council District #18, zoned D-8
NP Financial Services LLC, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-family dwelling with a 29-foot front setback (19.9-foot maximum front setback required), and encroaching within the clear sight triangle of Sanders Street and South East Street (not permitted).

*** An automatic continuance has been submitted by a Registered Neighborhood Ordinance, continuing this petition to the April 7, 2026, hearing**

4. **2026-DV1-003 | 602 Prospect Street | CONT'D TO 4-7-26 W/O NOTICE**

Center Township, Council District #18, zoned D-8
NP Financial Services LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-family dwelling with a 10-foot rear setback (20-foot rear setback required), and to permit an off-street parking pad within the front yard with a zero-foot west side setback (parking pad not permitted, five-foot side setback required).

*** A Registered Neighborhood organization has submitted a timely request for an Automatic Continuance, continuing this petition to the April 7, 2026, hearing**

5. 2026-DV1-004 | 6535 North Olney Street | CONT'D TO 4-7-26 W/O NOTICE

Washington Township, Council District #3, zoned D-2
Chris Schmidt

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a privacy fence not to exceed twelve (12) feet in height in the rear yard (maximum height six feet permitted in rear yards).

**** Staff requests a continuance, with notice, to the April 7, 2026, hearing due to legal notice requirements**

6. 2026-DV1-006 | 7575 Central Avenue, Town of Meridian Hills | CONT'D TO 4-7-26 W/ NOTICE

Washington Township, Council District #2, zoned D-S
Rebecca Boyle, by Todd Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a single-family dwelling with a rear yard setback of 15 feet (minimum of 30 feet required).

**** Staff requests a continuance to the April 7, 2026, with notice, due to legal notice requirements**

7. 2026-UV1-001 | 3919 Moller Road | WITHDRAWN

Pike Township, Council District #5, zoned MU-1 / C-4
Hodges Commons Limited Partnership, by Alex Keller

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 98-unit apartment building and accessory daycare building with a 14-foot front transitional yard (20 feet required), a 47-foot height (45 feet required), deficient transparency (40% required along western and southern facades), deficient primary entry features (1 per 100 feet required along frontages), excess wall plane along frontage (maximum 100 linear feet and 1000 square feet permitted), first-story elevation at street level (2-feet above street level required), removal of heritage trees without prior authorization (not permitted), a deficient Green Factor score (0.22 required), and deficient transitional yard landscaping.

**** This petition will be withdrawn**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

8. 2025-DV1-064 (Amended) | 3155 Arbor Street | APPROVED

Perry Township, Council District #22, zoned D-4 (FF)
Jose Moreno, by Samuel Salazar

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a detached accessory garage within the front yard of Arbor Street (accessory structures must be behind primary buildings).

9. 2026-DV1-002 | 101 West Georgia Street | APPROVED

Center Township, Council District #18, zoned CBD-2 (RC) (TOD)
Capital Improvement Board of Managers of Marion County, by Sarah Peters

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the placement of a primary freestanding sign within the Mile Square (not permitted) and within public-right-of-way (not permitted).

10. 2026-UV1-003 | 2407 and 2409 English Avenue | APPROVED

Center Township, Council District #18, zoned C-4 / C-7

Joseph Csikos

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation and expansion of a bar / tavern within an existing building approximately five-feet from a protected district (100-foot separation required), and with 15 parking spaces provided (22 parking spaces minimum required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. 2025-DV1-059 | 5217 Broadway Street | INDECISIVE, CONTINUED TO 4-7-26

Washington Township, Council District #7, zoned D-5 (TOD) (W-5)

John Rising-Moore

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the addition to a single-family dwelling with a four-foot north side setback and a 3.5-foot south side setback (five-foot side setbacks required).

12. 2025-DV1-063 (Amended) | 6690 Jackson Street | APPROVED, SUBJECT TO COMMITMENTS

Wayne Township, Council District #16, zoned D-2

Ramon Ibanez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall fence with posts exceeding the height of the fence by more than a foot, within the front yard of Bauman Street, and encroaching within right-of-way, the clear-sight triangle of a driveway, and an easement (maximum 3.5-foot tall fence permitted, posts maximum one foot taller than fence, encroachment of rights-of-way, clear-sight triangles and easements prohibited).

PETITIONS FOR PUBLIC HEARING (New Petitions):

13. 2026-DV1-005 | 6617 Stearns Hill Drive | APPROVED

Franklin Township, Council District #25, zoned D-2

Tabatha Viewegh

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

14. 2026-UV1-002 | 5301 West 56th Street | CONT'D TO 4-7-26 W/O NOTICE

Pike Township, Council District #6, zoned D-A (FF) (FW)

Mirza W. A. Baig, by David Kingen and Justin Kingen

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

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
Peter Nelson, Chair	Mayor's Office	January 1, 2025 – December 21, 2025
David Duncan, Secretary	Mayor's Office	January 1, 2025 – December 21, 2025
Jennifer Whitt	City-County Council	January 1, 2025 – December 21, 2025
Andrew Katona	Metropolitan Development Commissions	January 1, 2025 – December 21, 2025
VACANT	City-County Council	N/A