



**Board of Zoning Appeals**  
**Board of Zoning Appeals Division II**  
**(February 11, 2025)**  
**Meeting Results**

## Meeting Details

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

**Date:** Tuesday, February 11, 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-UV2-001 (Amended) | 2454 North Illinois Street | CONT'D TO 3-11-25 W/ NOTICE**

Center Township, Council District #12, zoned D-8 (TOD) (RC)

Sheref Nessem, by Justin Kingen

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an HVAC commercial contractor (not permitted), the location of a six-foot tall fence within the front yards of and clear-sight triangle created by Fall Creek Parkway Drive S and Illinois Street (maximum 3.5-foot tall fence permitted, encroachment into clear-sight triangles not permitted), a parking area with a zero-foot side yard setback (four-feet required) and being greater than 30-foot wide within the front yards of Fall Creek Parkway Drive S and Illinois Street (not permitted), an unscreened commercial dumpster (not permitted), and a monument sign (not permitted).

**\*\*Petitioner to request a continuance to the March 11, 2025 hearing of Division II in order to allow for an amendment requiring notice**

## Petitions for Public Hearing

## PETITIONS TO BE EXPEDITED:

**2. 2025-DV2-001 | 7126 Spring Mill Road | APPROVED**

Washington Township, Council District #2, zoned D-1

7126 Spring Mill Road, by Brian J. Tuohy

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eight-foot tall privacy fence within the side and rear yards (maximum six-foot tall fence permitted) and a ten-space 64-foot wide parking area within the front yard (maximum 30-foot wide parking area permitted).

## PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

**3. 2024-DV1-047 | 1919 Mansfield Street | APPROVED**

Center Township, Council District #12, zoned D-5 (W-1)

James & Mary Holman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a driveway accessing Mansfield Street (exclusive vehicular access of improved alleys required).

**4. 2025-DV1-001 | 4235 East 46th Street | APPROVED**

Washington Township, Council District #8, zoned D-1

Tamara Brown Living Trust 8/13/24 by Krieg DeVault LLP & Kevin G. Buchheit

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a six-foot tall ornamental fence within the front yard of East 46th Street (maximum 3.5-foot tall fence permitted).

**5. 2025-DV1-002 | 8751 Michigan Road | APPROVED**

Pike Township, Council District #1, zoned C-4

Drive-In of Evansville Inc., by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eating establishment with 43 parking spaces (maximum 23 spaces permitted) and a drive-through with a service unit facing Bethany Road, stacking spaces within the front yards of Bethany and Founders Road (not permitted) and without an exclusive bypass aisle (required).

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

**6. 2024-DV2-047 | 5088 Bonnie Brae Street | APPROVED**

Washington Township, Council District #6, zoned D-2

Samuel & Danielle Day

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot tall fence within the front yard of 51st Street (maximum height of 3.5-feet permitted).

**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](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.