



Board of Zoning Appeals
Board of Zoning Appeals Division II (May
13, 2025)
Meeting Agenda

Meeting Details

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

Date: Tuesday, May 13, 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

2025-DV2-009 | 4925 Decatur Boulevard

Decatur Township, Council District #21, zoned C-S
Meritex Decatur LLC, by Ed Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of three skyline signs on the front façade (one skyline sign per elevation permitted).

****Automatic Continuance filed by a registered neighborhood organization, continuing this to the June 10, 2025 hearing of Division II**

2025-DV2-014 | 412 Pine Drive

Washington Township, Council District #1, zoned D-S
Matthew Vogt, by Kale Carlson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 1,040-square foot detached garage within the front yards of Pine Drive and Spring Mill Road (accessory structures not permitted within the front yard) and proposed front yard setbacks of 30 feet from Pine Drive Road and 20 feet from Spring Mill Road (40 feet or average required).

****Automatic Continuance filed by the Petitioner continuing this case to the June 10, 2025 hearing of Division II**

2025-UV2-006 | 5060 East 62nd Street

Washington Township, Council District #3, zoned C-3
GSR Ventures II LLC, by Lester Wiley Carver

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an indoor event center (not permitted).

****Staff is requesting a continuance to the June 10, 2025 hearing of Division II, due to insufficient notice**

2025-UV2-007 | 6248 Allisonville Road

Washington Township, Council District #3, zoned C-3 / D-S
Vantage Point LLC, by Brian J. Tuohy

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a fitness center (not permitted).

****Automatic Continuance filed by the district Councilor, continuing this to the June 10, 2025 hearing of Division II**

PETITIONS REQUESTING TO BE CONTINUED:

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

1. **2025-DV2-012 | 3421 North Keystone Avenue**
Center Township, Council District #8, zoned SU-2
Indianapolis Public Schools, by Russell McClure

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a parking area within the front yards of 35th Street and Tacoma Avenue containing two double-loaded rows of parking and three single-loaded rows of parking (limited to one single-loaded row) and a six-foot tall fence within the front yards of 34th Street and Tacoma Avenue (maximum 3.5-foot tall fence permitted).

2. **2025-DV2-015 | 5364 North New Jersey Street**
Washington Township, Council District #7, zoned D-4
David & Courtney Reinkemeyer, by David and Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for location of a six-foot tall fence within the northern yard of 54th Street (maximum 3.5-foot tall fence permitted).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

3. **2025-UV2-001 (Amended) | 2454 North Illinois Street**
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 either an HVAC commercial contractor (not permitted) or C-1 uses (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), and a 12 square foot wall sign to be located on the eastern elevation (maximum sign area of 3% of the front elevation required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

4. **2025-DV2-010 | 2001 East Pleasant Run Parkway South Dirve & 1500 Villa Avenue**
Center Township, Council District #19, zoned D-5
St. Paul The Apostle Orthodox Church, by Joe Ringger

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the use of a gravel parking lot for a period of two years (hard surface required).

5. **2025-DV2-013 | 3524 North Meridian Street**
Center Township, Council District #8, zoned D-9 (TOD)
Meridian Radiology LLC 401K Trust, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a five-foot tall, 15-square-foot vehicle entry point sign (maximum 2.5-foot height, area of six square-feet 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.