



Board of Zoning Appeals
Board of Zoning Appeals Division II (June
10, 2025)
Meeting Results

Meeting Details

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

Date: Tuesday, June 10, 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2025-DV2-009 (Amended) | 4925 Decatur Boulevard | WITHDRAWN

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 four skyline signs on the front façade (one skyline sign per elevation permitted).

**Petitioner requests withdrawal

2025-DV2-017 | 341 West 25th Street | WITHDRAWN

Center Township, Council District #12, zoned D-8

Temple Group LLC, by Jamilah Mintze

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a three-foot west and 4.5-foot east side yard setback (five feet required).

**Petitioner requests withdrawal

2025-UV2-008 | 801 West 73rd Street | WITHDRAWN

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

Pleasant View Evangelical Lutheran Church, by Russell Brown

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

**Petitioner requests withdrawal

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-MO2-001 | 5510 Millersville Road | CONT'D TO 7-1-25 W/ NOTICE

Washington Township, Council District #3, zoned C-4

R. Michael Thomas, by Ted W. Nolting

Modification of Commitments related to 2021-DV2-019 and 2023-MO2-001, which provided for the location of a temporary modular building with a three-foot south side transitional setback, which expired two years from the date of their approval, being May 11, 2021 and May 11, 2025, respectively. The request is to extend this expiration date to May 11, 2027.

**Petitioner requests continuance to the July 8, 2025 hearing of Division II

2. 2025-DV2-013 (Amended) | 3524 North Meridian Street | WITHDRAWN

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 four-foot tall, 12-square-foot vehicle entry point sign (maximum 2.5-foot height, area of six square-feet permitted).

****Staff requests continuance to the July 8, 2025 hearing of Division II**

3. 2025-DV2-018 | 5469 North Capitol Avenue | CONT'D TO 7-1-25 W/O NOTICE

Washington Township, Council District #7, zoned D-5 (FF)
Patrick & Jennifer Mikusky

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a five-foot rear yard setback (20 feet required).

****Staff requests a continuance to the July 8, 2025 hearing of Division II**

4. 2025-DV2-019 | 3870 Broadway Street | CONT'D TO 7-1-25 W/ NOTICE

Washington Township, Council District #7, zoned D-5 (TOD)
Carlos Garcia and Martha Rivas

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 6.5-foot tall fence within the front yards and clear sight triangles of Broadway Street and 39th Street, with 9.5-foot tall fence posted (maximum height 3.5-foot-tall fence permitted, fence posts limited to one-foot taller than maximum fence height, encroachment of clear sight triangles not permitted).

****Staff to request continuance to the July 8, 2025 hearing of Division II**

5. 2025-DV2-020 | 727 Fairfield Avenue | CONT'D TO 7-1-25 W/ NOTICE

Washington Township, Council District #8, zoned D-8
Fairfield Lofts LLC, by Josh Compton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of an eight-foot tall fence within the western side yard (maximum six-foot tall fence permitted).

****Staff requests continuance to the July 8, 2025 hearing of Division II**

6. 2025-UV2-006 | 5060 East 62nd Street | CONT'D TO 7-1-25 W/O NOTICE

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).

****Automatic Continuance filed by City-County Councilor, continuing this petition to the July 8, 2025 hearing of Division II**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2025-DV1-027 | 8104 Englewood Road | APPROVED

Washington Township, Council District #2, zoned D-S (TOD)
Patrick & Katheryn Thompson, by Chris Schmidt

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an 11-foot north side yard setback (15 feet required).

8. 2025-DV2-012 | 3421 North Keystone Avenue | APPROVED

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).

9. 2025-DV2-015 | 5364 North New Jersey Street | **APPROVED**

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).

10. 2025-UV2-007 | 6248 Allisonville Road | **APPROVED**

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).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

11. 2025-DV1-017 | 1421 East Michigan Street | **WITHDRAWN**

Center Township, Council District #13, zoned D-8
Indy Real Estate Consulting LLC, by David and Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for subdivision of a lot for construction of a duplex resulting in lot widths of 19.98 feet (60-foot lot widths required) and a total lot area of 6,240 square feet (7,200 square feet of lot area required), with a two-foot western side yard setback (five feet required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

12. 2025-DV2-014 | 412 Pine Drive | **WITHDRAWN**

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).

13. 2025-UV2-001 (Amended) | 2454 North Illinois Street | **APPROVED**

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):

14. 2025-DV2-016 | 1507, 1501, and 1533 West New York Street | **CONT'D TO 7-1-25 W/O NOTICE**

Center Township, Council District #18, zoned D-8 (RC)
Lurvey Loft Townhomes LLC, by Adam DeHart

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 45-foot tall, four story four-unit townhome development with 27 percent living material comprising the front yard (maximum 40-foot tall, three story building permitted, 50 percent living material required).

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.