



**Board of Zoning Appeals  
Board of Zoning Appeals Division II  
(November 18, 2025)  
Meeting Results**

## Meeting Details

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

**Date:** Tuesday, November 18, 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-SE2-004 (Amended) | 6358 North College Avenue | CONT'D TO 12-9-25 W/O NOTICE**

Washington Township, Council District #2, zoned D-7 (TOD) (FF)

Nalja Osman Inc., by Nicole Anderson

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a daycare center, subject to the filed plan of operation.

Variance of Use to provide for a daycare center within the Floodway Fringe (not permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-space parking area (minimum nine spaces required).

**\*\*Petitioner and Staff to request a mutual continuance to the December 9, 2025 hearing of Division II**

**2. 2025-SE2-005 | 5167 North College Avenue | CONT'D TO 12-9-25 W/O NOTICE**

Washington Township, Council District #7, zoned C-3 (TOD)

52 College LLC, by Samuel Lewis

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a tattoo parlor (special exception required).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a tattoo parlor within 40 feet of a protected district (500 feet required).

**\*\*Automatic Continuance filed by registered neighborhood organization, continuing this to the December 9, 2025 hearing of Division II**

**3. 2025-DV2-035 | 5100 Knollton Road | CONT'D TO 1-13-26 W/O NOTICE**

Washington Township, Council District #2, zoned D-S (FW) (FF)

John & Jane Murphy, by Justin and David Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on a lot with 50 feet of street frontage (75 feet required) and a driveway with a front yard setback of 12 feet from Roland Drive, with an accessory structure within the front yard of Roland Drive (accessory structures may not be within front yards).

**\*\*Petitioner to request a continuance to the December 9, 2025 hearing of Division II**

**4. 2025-DV2-043 | 4360 Kessler Boulevard North Drive (Amended) | CONT'D TO 12-9-25 W/O NOTICE**

Washington Township, Council District #6, zoned D-2  
Tomasia Torres and Minerva Gomez, by Arnoldo Gonzales

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall fence and wall within the front yards of Sylvan Road and Kessler Boulevard, encroaching within the right-of-way of Sylvan Road and the clear sight triangle of each driveway along Sylvan Road (maximum 3.5-foot tall fence permitted, encroachment of rights-of-way and clear sight triangles prohibited).

**\*\*Petitioner to request a continuance to the December 9, 2025 hearing of Division II**

**5. 2025-UV2-013 | 148 West 38th Street | CONT'D TO 12-9-25 W/O NOTICE**

Washington Township, Council District #7, zoned C-4  
Martin Petroleum Inc., by Jamilah Mintze

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile fueling station within 1,555 feet of a transit station (1/2-mile separation required) and a convenience store with a one and a half-foot eastern transitional yard and a service area with a zero-foot eastern transitional yard (eight-foot transitional yard required) with deficient frontage and transitional yard landscaping.

**\*\*Automatic Continuance filed by petitioner, continuing this to the December 9, 2025 hearing of Division II**

**6. 2025-UV2-014 | 15 & 19 Iowa Street | CONT'D TO 12-9-25 W/ NOTICE**

Center Township, Council District #18, zoned D-5  
Shannon Moody, by David E. Dearing

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the use of a shipping container as a detached garage (commercial vehicles not permitted).

**\*\*Petitioner to request a continuance to the December 9, 2025 hearing of Division II**

**7. 2025-UV2-016 | 2201 East 30th Street | CONT'D TO 1-13-26 W/O NOTICE**

Center Township, Council District #8, zoned D-5  
Hector Esparza, by Arnoldo Gonzales

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of automobile repair facility, with outdoor storage of vehicles awaiting repair (not permitted).

**\*\*Petitioner to request a continuance to the December 9, 2025 hearing of Division II**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**8. 2025-DV2-039 (Amended) | 854 North Gladstone Avenue | APPROVED**

Center Township, Council District #13, zoned D-5  
Yuri Guzman, by Josh Smith

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a 3.5-foot north side yard setback and a 4.5-foot south side setback, (five feet side setbacks required).

**9. 2025-DV2-042 | 10 South West Street | APPROVED**

Center Township, Council District #18, zoned CBD-2 (TOD) (RC)  
Convention Headquarters Hotels LLC, by Linas Yurkus

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of an 11-foot tall, 121-square-foot pylon sign, with a five-foot setback from West Street (maximum height of eight-feet tall, 36 square feet permitted and 10 foot setback required).

**10. 2025-DV2-044 | 170 East 71st Street, Town of Meridian Hills | APPROVED**

Washington Township, Council District #2, zoned D-1  
Jay & Karen Wirts, by Adam Mears

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a 1.5-foot west side yard setback (15 feet required).

**11. 2025-UV2-015 (Amended) | 2049 East Michigan Street | APPROVED**

Center Township, Council District #13, zoned MU-1  
Francisco Nanez Jr and Romina Gabriela Belez, by Arnoldo Gonzales

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an existing duplex (not permitted), including a front porch and building addition with a 2.7-foot front yard setback (12 feet required).

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

**12. 2025-DV1-051 | 5345 West 81st Street | APPROVED**

Pike Township, Council District #1, zoned I-3  
KR 100 LP, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a parking and building expansion resulting in two double-loaded rows of parking in front of a building (only one double-loaded row of parking permitted in industrial districts) and a non-compliant green factor score (compliance required).

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

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

**13. 2025-DV2-041 | 1867 Singleton Street | CONT'D TO 12-9-25 W/O NOTICE**

Center Township, Council District #18, zoned D-5  
AJAMAGIR LLC, by Elliot Gibson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for enclosure of an existing front porch, resulting in the lack of a primary entry feature along the front façade (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](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.

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
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Craig Von Deylen, Chair	City-County Council	January 1, 2025 – December 21, 2025
James Duke, Vice-Chair	Mayor's Office	January 1, 2025 – December 21, 2025
Patrice Duckett-Brown, Secretary	City-County Council	January 1, 2025 – December 21, 2025
Beth Brandon	Mayor's Office	January 1, 2025 – December 21, 2025
Tom Barnes	Metropolitan Development Commission	January 1, 2025 – December 21, 2025