



**Board of Zoning Appeals  
Board of Zoning Appeals Division III (July  
15, 2025)  
Meeting Agenda**

## Meeting Details

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

**Date:** Tuesday, July 15, 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**2025-UV3-014 | 3331 North Hawthorne Lane | WITHDRAWN**

Warren Township, Council District #9, zoned D-4  
Indy Real Estate Consulting LLC, by John Cross

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a four-unit townhome condominium (not permitted).

**\*\*Petitioner has requested that this petition be withdrawn**

**2025-DV3-024 | 2747 North Emerson Avenue | CONT'D TO 8-19-25 W/O NOTICE**

Warren Township, Council District #9, zoned I-2 (FW) (FF)  
Pridgen Property Holdings LLC S, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a waiver of the requirement to install pedestrian connectivity between a freestanding building and the existing sidewalk network along the right-of-way of Emerson Avenue (required).

**\*\*An automatic continuance has been filed by a registered neighborhood organization, continuing this to the August 19, 2025 hearing of Division III**

## PETITIONS REQUESTING TO BE CONTINUED:

**1. 2025-DV3-020 | 4102 Madison Avenue | CONT'D TO 8-19-25 W/ NOTICE**

Perry Township, Council District #23, zoned C-4 (TOD)  
Sanchez Family Inc., by Kevin Lawrence

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eating establishment with a parking area with zero-foot setbacks from Castle Avenue and Madison Avenue, no frontage landscaping, and three spaces maneuvering within the right-of-way of Castle Avenue (15 spaces and landscaping required, maneuvering within street rights-of-way not permitted).

**\*\*Petitioner to request continuance to the August 19, 2025 hearing of Division III in order to provide sufficient notice**

**2. 2025-UV3-012 (Amended) | 2319, 2327, & 2331 North Gale Street | CONT'D TO 8-19-25 W/ NOTICE**

Center Township, Council District #8, zoned D-5 / C-5  
ICNA Relief USA Programs Inc., by David Gilman

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a transitional living quarters with four vehicle parking spaces (maximum 2 vehicle spaces per 3 habitable units required).

**\*\*Petitioner to request a continuance to the August 19, 2025 hearing of Division III for corrected notice**

3. 2025-UV3-017 | 6106 Nimitz Drive | **CONT'D TO 8-19-25 W/O NOTICE**  
Warren Township, Council District #9, zoned D-5  
Indy Real Estate Consulting LLC, by John Cross

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a four-unit townhouse (not permitted) with a 60.1-foot wide parking area within the front yard of Nimitz Drive (30-foot parking width permitted and surface parking behind the front building line required), deficient frontage landscaping, and sidewalks with a 0.5-foot side yard setbacks (two-foot setback required).

**\*\*Petitioner to request continuance to the August 19, 2025 hearing of Division III in order to amend the site plan**

4. 2025-UV3-020 | 3615 South Rural Street | **CONT'D TO 8-19-25 W/O NOTICE**  
Perry Township, Council District #19, zoned D-A  
Lopez Rentals LLC, by Maurice R. Scott

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for operation of an event center (not permitted) without bicycle parking (minimum of 10% of required vehicle parking spaces required) with a gravel parking area (hard surfacing required) and a five foot- north side yard setback and a 10-foot rear yard setback (30-foot side, 75-foot rear yard setback required) with individual parking stalls containing 162 square feet (180 square feet required).

**\*\*Petitioner to request continuance to the August 19, 2025 hearing of Division III to continue discussion with Staff**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

5. 2025-UV3-015 | 8936 Southpointe Drive | **APPROVED**  
Perry Township, Council District #23, zoned HD-2  
NNN Southpointe LLC, by Cindy Ketchum

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of Hair and Body Car Salon or Service uses (not permitted).

6. 2025-UV3-019 | 8641 East 30th Street (Amended) | **APPROVED**  
Warren Township, Council District #14, zoned I-2  
FLT Keith Lynn FLTE LLC, by Justin Kingen & David Kingen

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a grocery store (not permitted).

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

7. 2025-DV3-016 | 2360 Prospect Street | **CONT'D TO 9-16-25 W/O NOTICE**  
Center Township, Council District #18, zoned C-4  
Linda Thompson, by Daniel Newton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a six-foot-tall perimeter chain link fence within the required clear-sight triangular area (maximum 3.5-foot-tall fence permitted in front yards, chain link not permitted within front yards, encroachment into the clear-sight triangle not permitted).

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

**8. 2025-DV3-015 | 3080 East Midland Road | DENIED**

Perry Township, Council District #23, zoned D-1  
Mark Adams, by Kris Holeyfield

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the placement of a shipping container (not permitted) within the front yard (not permitted).

**9. 2025-DV3-019B | 8733 US 31 | APPROVED**

Perry Township, Council District #23, zoned C-4  
Kasada LLC, by Sign Solutions Inc.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a freestanding sign within 269 feet of another freestanding sign (300-foot separation required).

**10. 2025-DV3-025 | 980 South Kitley Avenue | CONT'D TO 8-19-25 W/O NOTICE**

Warren Township, Council District #20, zoned I-4 / I-3  
980 Kitley LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding building with a two-foot front yard setback from Kitley Avenue (60 feet required), without required landscaping and sidewalk installation.

**\*\*Petitioner to request a continuance to the August 19, 2025 hearing of Division III, in order to provide sufficient notice**

**11. 2025-UV3-006 | 2308 Shelby Street | CONT'D TO 8-19-25 W/O NOTICE**

Center Township, Council District #19, zoned C-3 (TOD)  
Walter Resinos

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor recreation and entertainment (not permitted) on a proposed deck with a 2.5-foot setback from Shelby Street, a 3.7-foot setback from Hervey Street, and encroaching within the clear sight triangle of their intersection (10-foot front yard setbacks required, encroachment of clear sight triangles not permitted).

**12. 2025-UV3-011 | 2003 Woodcrest Road | APPROVED**

Perry Township, Council District #23, zoned D-2  
Alexis Lively

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a pet grooming operations as a home occupation (not permitted).

**13. 2025-UV3-013 | 9045 East 30th Street | APPROVED**

Warren Township, Council District #15, zoned SU-1  
Calvary Temple Assembly of God Inc., by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for commercial offices within an existing building (not permitted).

**14. 2025-UV3-016 | 1659 East Summer Avenue | CONT'D TO 8-19-25 W/ NOTICE**

Perry Township, Council District #23, zoned D-5  
Cronus LLC, by Eric Donovan

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 1,414-square-foot second primary building (not permitted) with a four-foot east side yard setback (seven feet required).

**\*\*Petitioner to request a continuance to the August 19, 2025 hearing of Division III, in order to provide sufficient notice**

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

**15. 2025-DV3-023 | 3650 North Post Road | CONT'D TO 8-19-25 W/O NOTICE**

Warren Township, Council District #9, zoned C-4 (TOD)  
Post Holdings LLC, by Patrick Rooney

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a fifth freestanding sign along Post Road, within five and 100 feet of other freestanding signs (maximum of two freestanding signs per frontage, 300-foot separation required).

**16. 2025-DV3-026 | 95 South Mitthoefer Road | CONT'D TO 8-19-25 W/O NOTICE**

Warren Township, Council District #20, zoned C-4 (TOD)  
Indiana Federal Credit Union, by Misha Rabinowitch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for site improvements resulting in a south transitional yard setback ranging from 0.5-feet to 11 feet (20 feet required).

**17. 2025-UV3-018 | 7802 Hague Road | CONT'D TO 8-19-25 W/ NOTICE**

Lawrence Township, Council District #3, zoned SU-2  
Metropolitan School District of Lawrence Township, by Joseph D. Calderon

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a 12-foot-tall monument sign (five-foot height permitted) with digital display within 80 feet of a protected district (digital display prohibited, 400 feet of separation 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                                |
|---------------------------|-------------------------------------|-------------------------------------|
| Joanna Taft, Chair        | Metropolitan Development Commission | January 1, 2025 – December 21, 2025 |
| Bryan Hannon, Vice-Chair  | Mayor's Office                      | January 1, 2025 – December 21, 2025 |
| Rayanna Binder, Secretary | Mayor's Office                      | January 1, 2025 – December 21, 2025 |
| Rod Bohannon              | City-County Council                 | January 1, 2025 – December 21, 2025 |
| Percy Bland               | City-County Council                 | January 1, 2025 – December 21, 2025 |