

BOARD OF ZONING APPEALS DIVISION II

September 15, 2026

Case Number:	2026-SE2-001
Property Address:	4501 East 32 nd Street (approximate address)
Location:	Center Township, Council District #8
Petitioner:	Paramount Schools of Excellence LLC, by Joseph Csikos
Current Zoning:	SU-2 / D-5
Request:	Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed 165-foot-tall wireless communication facility (not permitted).
Current Land Use:	Vacant, former Elementary School
Staff Recommendations:	Staff recommends approval of this petition
Staff Reviewer:	Adam Skrzyszewski, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition

STAFF RECOMMENDATION

Staff recommends **approval** of this petition

PETITION OVERVIEW

- The petitioner is requesting to permit a wireless communications tower and its supporting structures (electrical box, fence, generator, and landscaping) in an SU-2 zoned district. The site is a vacant Elementary School, vacant since 2022. The proposed site is located in the center of the parcel, extending from the parking lot adjacent to the southern entrance of the school. The school's land is being leased for the proposed location of the tower.
- Wireless communications towers require a special exception to be permitted within SU-2 zoned districts. Special exceptions from the Ordinance are used to permit uses that may be compatible and necessary for the surrounding area, but are not permitted by right within the zoning district. We permit a special exception for a Wireless Communications tower based on these three main criteria per the Ordinance:
 - The design and proposed location of the wireless communications facility is compatible and integrated to the surrounding environment.
 - The wireless communications facility is consistent with the 1996 Telecommunications Act.
 - The purpose of the wireless communications facility follows the definition of a Wireless Communications facility in the Ordinance.

- The wireless communications facility's proposed site was chosen to close coverage gaps for 4G LTE and 5G cellular data. It fulfills the purpose of a wireless communications facility per the definition of a wireless communications facility in the Ordinance.
- The closest wireless communications tower is approximately 4,345 feet away, meeting the Ordinance requirement that wireless communications towers cannot be within a 1/2-mile (2,640 feet) radius of one another. There are no surrounding wireless communications facilities of a height sufficient to fill the same cellular needs, according to the Findings of Fact.
- Safety and conformity to the surrounding area is ensured through the tower's proposed location, operations, shielding, and mitigated environmental impact:
 - The proposed facility meets all landscaping requirements, giving full coverage and shielding to the base of the site. The landscape yard is a 10-foot-wide perimeter surrounding the fence with large evergreen trees that are 4-feet minimum in height. 65 trees in total will be planted.
 - The proposed facility is protected with a 6-foot-tall chain-link fence enclosed at all times, with a woven dark cloth covering.
 - Gate will always be secured with a high-security padlock, only unlockable by authorized service personnel and emergency responders. All accessory equipment, wires, and generators for the tower, are enclosed within the fence.
 - Facility is completely unmanned. 1-2 site visits per month by a single field technician using a light-duty utility vehicle. Other site visits are conducted on an as-needed basis. There is no traffic impact on the public right-of-way as all turnaround and maneuvering of utility vehicles are done closest to the wireless communications facility.
 - Zero impact to water supply, sanitary/sewer, and solid waste.
 - Compliant with Federal Communications Commission (FCC) regulations for Radio Frequency emissions.
 - Compliant with the Indianapolis Noise Ordinance. Operates with minimal noise. A diesel backup generator is only used during grid outages, and during a 15-minute weekly diagnostic test conducted between 10:00 AM and 2:00 PM on weekdays.
 - Lighting for the site is activated only by motion and along the facility's fence, with downward-shielded LED fixtures to prevent light pollution to the neighbors. There will be no signage or commercial advertisement with illumination.
 - There will be no hazard to air navigation.
- Additionally to the shielding and landscaping at the base of the tower, the view of the tower from the neighborhood is mitigated through its proposed location. The tree lines to the East and to the South block the sight of the tower from the East and South, and the school building itself blocks the sight of the tower from the residents to the North.

- The facility conforms with the Federal Telecommunications Act of 1996 to increase wireless network coverage. The facility is adding necessary cellular coverage for residents and emergency responders surrounding, fulfilling demand and increasing ease of emergency communication for first responders and 911 operators.
- The 165-foot cell tower's location is placed with intent to meet all Federal and State engineering and environmental regulations, and minimize effects and views of the tower. There is no better location for the tower that would both meet Federal and State regulations, and provide more shielding to the site.
- The wireless communications facility meets the Ordinance requirement of necessary dismantling of cell towers after an inoperative period of 12 consecutive months. Within 90 days after the wireless communications facility is inoperative, for 12 uninterrupted months, the tower and all supporting elements will be removed from the site and the site will be restored to its original condition.
- Staff does acknowledge that the proposed 165-foot-tall wireless communications tower and its extremities are placed directly adjacent to an elementary school, and will continue to operate if the school rebegins operation; but the funds generated from the wireless tower can be used to revitalize the school, the wireless tower is separated and contained from surrounding uses, with maximized mitigation to its potential effect, and it fills cellular communications gaps for the Township.
- The proposed site for the tower is the best location to meet all Federal and Ordinance requirements for cell towers, mitigate its own effect to the surrounding neighborhood, and provide necessary funds and cellular coverage to the area; therefore, staff recommends **approval** of 2026-SE2-001.

GENERAL INFORMATION

Existing Zoning	SU-2 / D-5	
Existing Land Use	Vacant, former Elementary School	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-5 / SU-1	North: Single-Family Residential
South:	D-5	South: Single-Family Residential
East:	D-5	East: Single-Family Residential
West:	D-5	West: Single-Family Residential
Thoroughfare Plan		
Enter Street(s)	Local Street Local Street	32 nd Street Euclid Street
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 6 th , 2026	
Site Plan (Amended)	N/A	
Elevations	August 6 th , 2026	
Elevations (Amended)	N/A	
Landscape Plan	August 6 th , 2026	
Findings of Fact	August 6 th , 2026	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Traditional Neighborhood. The proposed wireless communications facility is in the center of the SU-2 zoned site, adjacent to the Elementary School, and approximately 4,345-feet away from the nearest cell tower.

Pattern Book / Land Use Plan

- The use of a cell tower or wireless communications facility is not specifically recommended for the Traditional Neighborhood Typology, but provides necessary cellular coverage and funds for the surrounding neighborhood and Township.
- The proposed cell tower provides landscaping, fencing, coverage, security, and meets all Federal and State regulations to mitigate views and effects of the tower to the surrounding area as much as possible.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

99-SE3-7 ; 4202 East 30th Street (Southwest of proposed site), Special Exception to provide for the construction of a church. **Approved**

93-SE1-3 ; 3202 North Colorado Avenue (Northwest of proposed site), Special Exception to provide for the construction of a church. **Approved**

2002-SE3-007 ; 3202 North Colorado Avenue (Northwest of proposed site), Special exception of the Dwelling Districts Zoning Ordinance to provide for the construction of a 676 square-foot garage to store church vehicles and lawn equipment. **Approved**

94-SE1-5 ; 3142 North Euclid Avenue (West of proposed site), Special Exception of the Dwelling Districts Zoning Ordinance to provide for continued use of a church in an existing structure. **Approved**

91-V1-146 ; 4337 East 30th Street (South of proposed site), Variance of the Dwelling District Zoning Ordinance to permit an accessory building with square footage exceeding 75% of the main floor of the primary building. **Approved**

2021-UV1-013 ; 4626 East 30th Street (South of proposed site), Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a 1,500 square-foot steel building for vehicle and equipment storage for a home cleaning company. **Approved**

89-SE1-7 ; 4650 East 30th Street (Southeast of proposed site), Special Exception to provide for the construction of a church. **Approved**

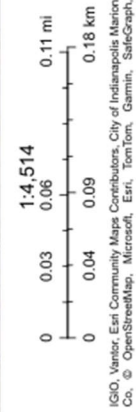
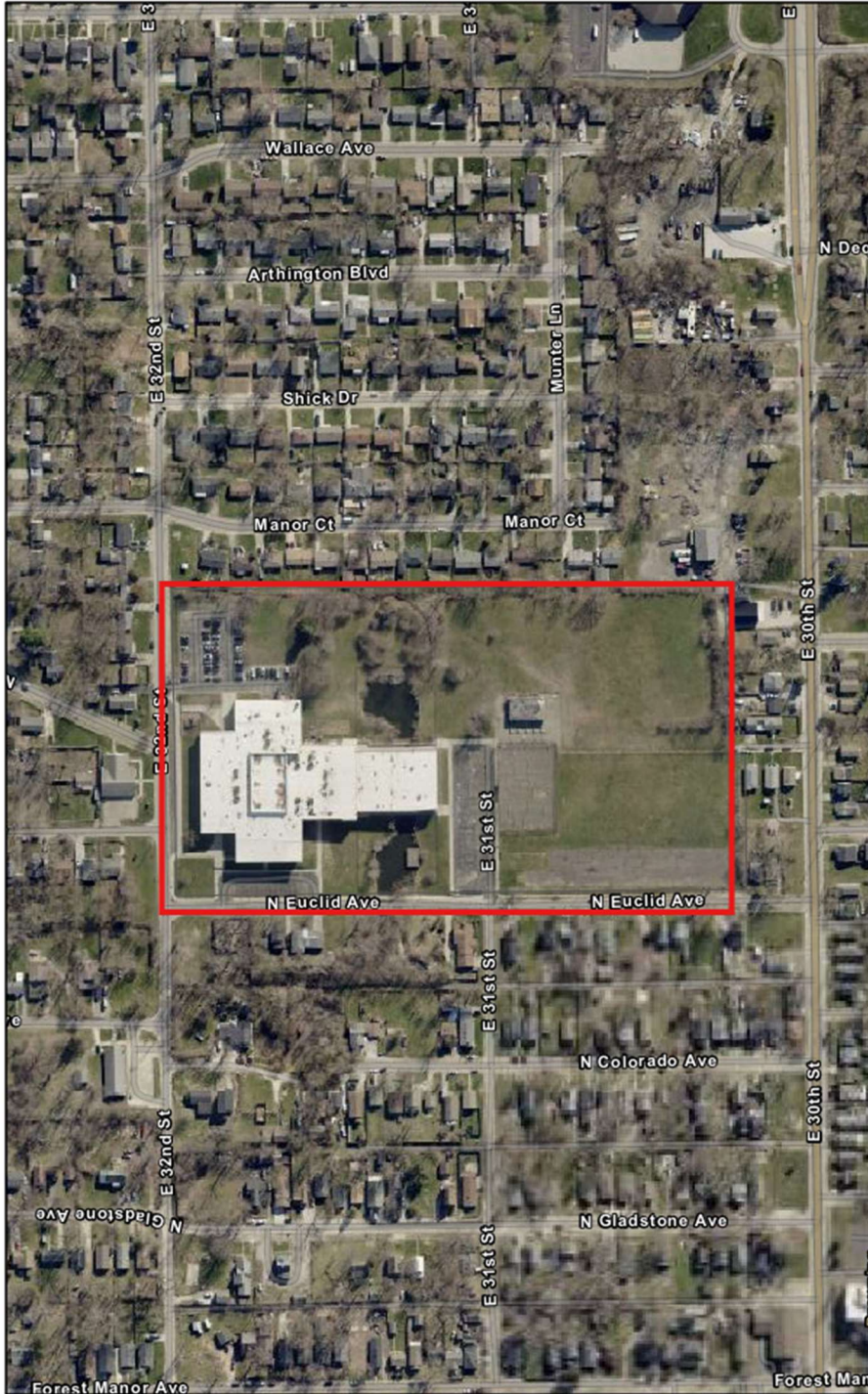
2008-UV3-008 ; 4710 East 30th Street (Southeast of proposed site), Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 31.167-foot tall, 2,400-square foot detached accessory building, resulting in an accessory building area of 2,400 square feet or 250 percent of the main floor area of the primary structure, and an accessory use area of 2,560 square feet or 224 percent of the total living area of the primary structure, to provide for the indoor storage of two commercial vehicles, and to legally establish a gravel parking area within the required 40-foot front setback along 30th Street. **Approved**

85-HOV-79 ; 3303 Manor Court (Northeast of proposed site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a room addition to a single-family residence within the 25-foot front-yard setback. **Approved**

2005-UV1-044 ; 4806 East 30th Street (Southeast of proposed site), Variance of use of the Dwelling Districts Zoning Ordinance to provide for the completion of a partially constructed 800 square-foot garage and a 550 square-foot breezeway in association with a proposed construction business office within an existing single-family residence. **Approved**

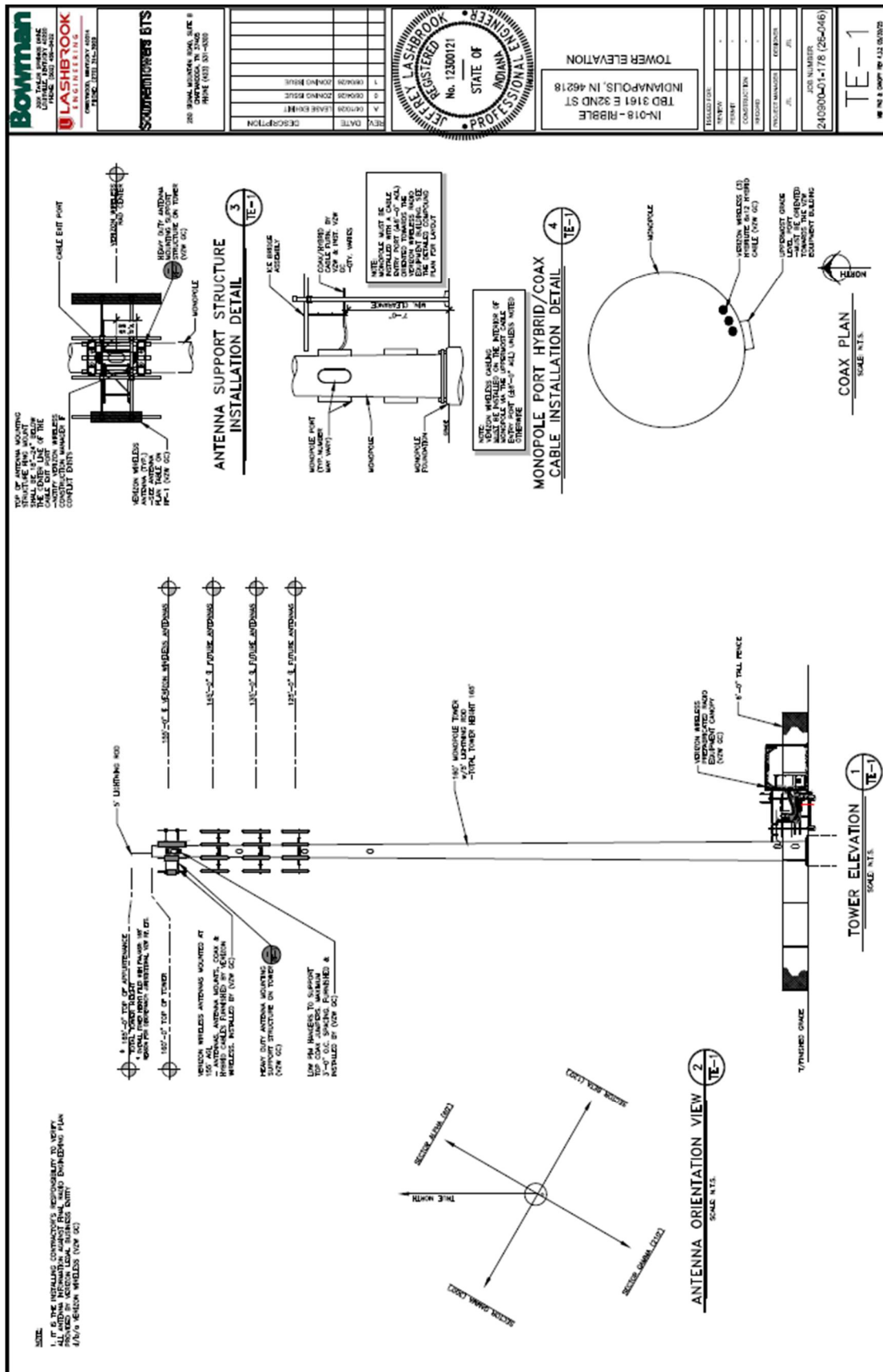
EXHIBITS

4501 E 32nd St Aerial 2026



8/27/2026





Bowman 3001 TULSA SPRINGS DRIVE INDIANAPOLIS, IN 46218 PHONE: (317) 434-4000	LASHBROOK ENGINEERING 10000 LASHBROOK AVENUE INDIANAPOLIS, IN 46218 PHONE: (317) 434-4000	Southern Towers BTS 250 SOUTH WASHINGTON BLVD., SUITE 8 INDIANAPOLIS, IN 46204 PHONE: (317) 311-6000	<table border="1"> <thead> <tr> <th>KEY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>08/17/20</td> <td>PHOTOGRAPH LOCATION</td> </tr> </tbody> </table>	KEY	DATE	DESCRIPTION	0	08/17/20	PHOTOGRAPH LOCATION		PHOTO LOCATION 1 IN-018 - RIBBLE TBD 3161 E 32ND ST INDIANAPOLIS, IN 46218	<table border="1"> <thead> <tr> <th>DESIGNED FOR</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>INDIANAPOLIS</td> <td>08/17/20</td> <td>JEFFREY T. LASHBROOK</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>PROJECT MANAGER</th> <th>DESIGNER</th> </tr> </thead> <tbody> <tr> <td>JAL</td> <td>JAL</td> </tr> </tbody> </table>	DESIGNED FOR	DATE	BY	INDIANAPOLIS	08/17/20	JEFFREY T. LASHBROOK	PROJECT MANAGER	DESIGNER	JAL	JAL	JOB NUMBER 240900-01-178 (28-046)
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VIEW FROM EAST (CORNER OF MUNTER LN & MANOR CT)

KEY
 PROPOSED TOWER LOCATION
 PHOTOGRAPH LOCATION



Bowman 3001 TULIP SPRING DRIVE INDIANAPOLIS, IN 46218 PHONE (317) 594-8400	ULASHBROOK ENGINEERING 3001 TULIP SPRING DRIVE INDIANAPOLIS, IN 46218 PHONE (317) 594-8400	SouthernLowers BTS 250 SERIAL MONITOR ROAD, SUITE B CANTONOMA, IN 46030 PHONE (423) 511-1500	<table border="1"> <thead> <tr> <th>KEY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>04/17/20</td> <td>PHOTOGRAPH ZONING</td> </tr> </tbody> </table>	KEY	DATE	DESCRIPTION	0	04/17/20	PHOTOGRAPH ZONING		PHOTO LOCATION 2 IN-018 - RIBBLE TBD 3161 E 32ND ST INDIANAPOLIS, IN 46218	<table border="1"> <thead> <tr> <th>DESIGNED FOR</th> <th>REVIEW</th> <th>PERMIT</th> <th>CONSTRUCTION</th> <th>RECORD</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>PROJECT MANAGER</th> <th>DESIGNER</th> <th>ATL</th> <th>JTL</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	DESIGNED FOR	REVIEW	PERMIT	CONSTRUCTION	RECORD	-	-	-	-	-	PROJECT MANAGER	DESIGNER	ATL	JTL	-	-	-	-	JOB NUMBER 240900-01-178 (28-046) P-2
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EXISTING

PROPOSED

VIEW FROM NORTH WEST (CORNER OF E 32ND ST & N EUCLID AVE)

KEY

- PROPOSED TOWER LOCATION
- PHOTOGRAPH LOCATION

Bowman 2001 TULLAH AVENUE, SUITE 200 INDIANAPOLIS, IN 46218 PHONE: (317) 434-4000	LASHBROOK ENGINEERING 2001 TULLAH AVENUE, SUITE 200 INDIANAPOLIS, IN 46218 PHONE: (317) 434-4000	Southernlowers BTS 250 LEGAL BOWMAN ROAD, SUITE B CENTENNIAL, IN 46218 PHONE: (317) 311-5300	<table border="1"> <thead> <tr> <th>KEY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	KEY	DATE	DESCRIPTION																																PHOTO LOCATION 3 IN-018 - RIBBLE TBD 3161 E 32ND ST INDIANAPOLIS, IN 46218	<table border="1"> <thead> <tr> <th>DESIGNED FOR</th> <th>REVIEW</th> <th>CONSTRUCTION</th> <th>RECORD</th> <th>PROJECT MANAGER</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DESIGNED FOR	REVIEW	CONSTRUCTION	RECORD	PROJECT MANAGER	DATE							JOB NUMBER 240900-01-178 (26-046)	P-3
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PROPOSED 160' MONORAIL

PROPOSED FENCED COMPOUND

PROPOSED



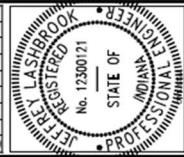
EXISTING

VIEW FROM WEST (E 31ST ST)

▲ PROPOSED TOWER LOCATION
 □ PHOTOGRAPH LOCATION

KEY



Bowman 2001 TULSA DRIVE SUITE 100 INDIANAPOLIS, IN 46218 PHONE (317) 454-4000	LASHBROOK ENGINEERING 2001 TULSA DRIVE SUITE 100 INDIANAPOLIS, IN 46218 PHONE (317) 454-4000	SouthernLowers BTS 250 LEXINGTON AVENUE, SUITE 8 CANTONMENT, IN 46209 PHONE (425) 311-0300	<table border="1"> <thead> <tr> <th>KEY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>06/17/20</td> <td>PHOTOGRAPHS ZONING</td> </tr> </tbody> </table>	KEY	DATE	DESCRIPTION	0	06/17/20	PHOTOGRAPHS ZONING		PHOTO LOCATION 4 INDIANAPOLIS, IN 46218 IN-018 - RIBBLE TBD 3161 E 32ND ST	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06/17/20</td> <td>PHOTOGRAPHS ZONING</td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION	1	06/17/20	PHOTOGRAPHS ZONING	<table border="1"> <thead> <tr> <th>CONTACT MANAGER</th> <th>DESIGNER</th> <th>FILE</th> </tr> </thead> <tbody> <tr> <td>JEFFREY LASHBROOK</td> <td>JEFFREY LASHBROOK</td> <td>JEFFREY LASHBROOK</td> </tr> </tbody> </table>	CONTACT MANAGER	DESIGNER	FILE	JEFFREY LASHBROOK	JEFFREY LASHBROOK	JEFFREY LASHBROOK
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Site Visit August 21st, 2026



Looking East towards proposed site



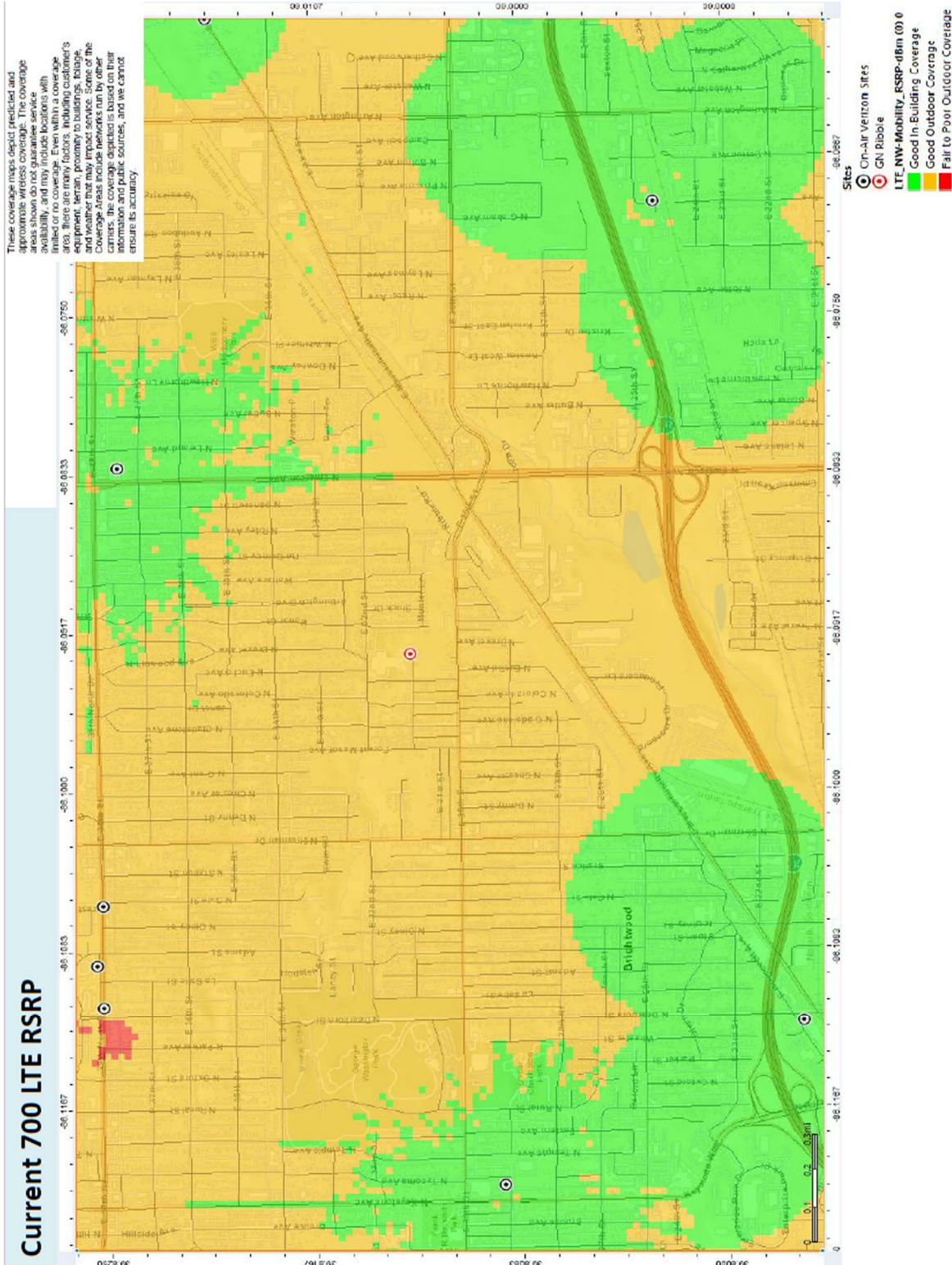
Looking North towards southern entrance of school next to proposed site

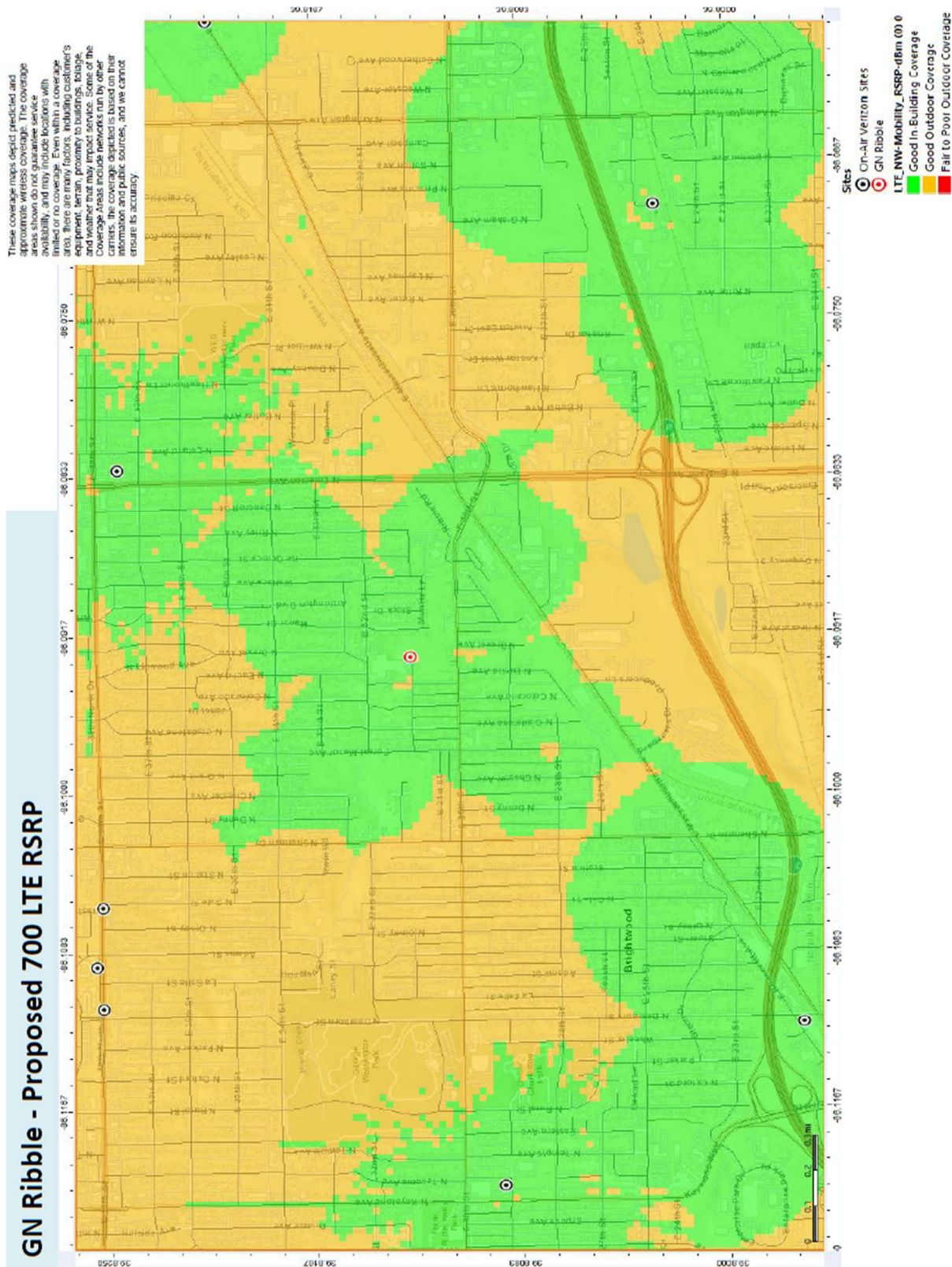


Looking South of proposed site towards entrance of school parking lot



Looking East towards building adjacent to proposed site and field





**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division III
OF MARION COUNTY, INDIANA**

**PETITION FOR SPECIAL EXCEPTION
FINDINGS OF FACT**

1. The proposed use meets the definition of that use in Chapter 740, Article II because:

The proposed facility meets the definition of a "Wireless Communications Facility" (WCF) under Chapter 740, Article II, Section 740-202 of the Consolidated Zoning and Subdivision Ordinance. It consists of a 160-foot tall monopole support structure with a 5-foot lightning arrestor (165 feet total height) and associated ground-mounted equipment compound designed to send and receive radio frequency signals for licensed commercial wireless telecommunications providers to deliver wireless voice and data services to the public.

2. The proposed use will not injure or adversely affect the adjacent area or property values in that area because:

The facility is an unmanned, passive utility structure that generates no glare, smoke, odor, or excess noise, and requires minimal maintenance traffic. The tower will be structurally engineered in accordance with ANSI/TIA-222 specifications to ensure structural integrity and safety. Studies show that modern wireless infrastructure does not negatively impact surrounding residential or commercial property values, while the resulting improved wireless coverage and emergency E-911 service reliability enhance community safety and utility services for the surrounding area.

3. The grant will not materially and substantially interfere with the lawful use and enjoyment of adjoining property because:

The facility operates without routine noise, vibration, or off-site emissions. Commercial advertising signage is prohibited on the tower. Security lighting on the ground compound will be low-intensity, motion-activated, and shielded downward to prevent light trespass. Tower lighting will conform strictly to FAA standards that do not mandate lighting for the proposed tower height. The perimeter ground equipment will be fully enclosed within a locked security fence and buffer landscaping.

4. The proposed use will be compatible with the character of the district, land use authorized therein and the Comprehensive Plan for Marion County because:

Pursuant to Table 743-305-1, a Wireless Communications Facility with a monopole tower is listed as an allowable Special Exception use within the SU-2 zoning district. Although located in a Traditional Neighborhood land use recommendation, reliable wireless infrastructure is vital utility service for modern residential and institutional functions. To minimize visual clutter the monopole is engineered for multi-carrier collocation, ensuring future wireless carriers can attach to this tower rather than erecting additional support structures in the vicinity.

5. The proposed use conforms to the development standards in Chapter 744 applicable to the zoning district in which it is located because:

The proposed tower and ground compound observe all applicable standards, including structural fall-zone setbacks, perimeter setback requirements from adjacent rights-of-way and lot lines, off-street parking/access drive requirements, security fencing, and appropriate landscape screening surrounding the perimeter of the ground equipment compound.

6. The proposed use conforms to all provisions of the Zoning Ordinance, including the performance standards in Chapter 740 and the development standards in Chapter 744 applicable to the zoning district in which it is located because:

The facility complies with all general performance standards set forth in Chapter 740 regarding vibration, noise, hazardous materials, air quality, and glare. The radio frequency (RF) emissions comply fully with federal standards established by the Federal Communications Commission (FCC) under the Telecommunications Act of 1996, and all structural components comply with national engineering standards and Indiana building codes.

7. The proposed use conforms to all of the use-specific standards in Chapter 743 for that use, including any Special Exception standards for that use because:

The proposed tower satisfies all Chapter 743 use-specific standards for Wireless Telecommunications Facilities. Specifically:

- **Location / Permissibility** (Table 743-305-1): Monopole towers in the SU-2 district are allowed upon Special Exception approval by the Board of Zoning Appeals / Hearing Examiner.
- **Need & Infeasibility of Collocation:** Existing structures in the search ring lack sufficient height or structural capability to resolve the documented coverage and capacity gap, necessitating a new support structure.
- **Collocation Capacity:** The proposed monopole and ground compound are designed to accommodate a minimum of four (4) commercial wireless service providers.
- **Design & Height:** The sleek monopole design minimizes bulk and visual impact compared to open-lattice structures.
- **Security & Screening:** The ground equipment compound is enclosed within a 6-foot security fence accompanied by a surrounding landscape buffer in accordance with Chapter 744, Article V.
- **Signage & Lighting:** No commercial signage or logos will be displayed, and illumination complies with FAA and local shielding mandates.