



Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION I

May 6, 2025

Case Number: 2025-DV1-017

Property Address: 1421 East Michigan Street (approximate address)

Location: Center Township, Council District #13

Petitioner: Indy Real Estate Consulting LLC, by David and Justin Kingen

Current Zoning: D-8

Request: 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).

Current Land Use: Residential

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

A timely automatic continuance request was filed by a registered neighborhood organization in advance of the May 6th hearing date. This petition will be continued to the June 3rd hearing date of Division I, and a full staff report will be made available at that point in time.