



Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION III

November 25, 2025

Case Number: 2025-DV3-034

Property Address: 7110, 7200, 7202 and 7304 East 21st Street (approximate address)

Location: Warren Township, Council District #9

Petitioner: 7202 East (Indianapolis) Tanford LLC, by Lisa Argue

Current Zoning: C-4 (FW)

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of four freestanding signs within an integrated center along East 21st Street, with a minimum of 45 feet of separation (maximum two freestanding signs along a frontage permitted, 300-foot separation required), with setbacks along East 21st Street ranging from two feet to zero-feet and encroaching within the right-of-way (five-foot setback required, encroachments not permitted) and the installation of a new sign cabinet on the existing pole sign along I-465, resulting in a height of 52.17 feet (maximum height of 20 feet permitted).

Current Land Use: Commercial

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

A timely automatic continuance request was filed by a registered neighborhood organization to continue this petition to the December 16th hearing of Division III. A full staff report will be made available in advance of that hearing date.