BOARD OF ZONING APPEALS DIVISION II — November 17, 2026

Case Number:	2026-UV2-015
Property Address:	2431 Central Avenue (approximate address)
Location:	Center Township, Council District #13
Petitioner:	Truth in Christ Church, by Lohman & Lohman Properties, LLC
Current Zoning:	C-1
Request:	Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a consumer services use (recording studio) in an existing building (consumer services not permitted in C-1).
Current Land Use:	Religious uses
Staff Recommendations:	Staff recommends **approval** of this petition, subject to the plan of operations.
Staff Reviewer:	Josh Levesque, Manager—Code Revision and Compliance

PETITION HISTORY

N/A

STAFF RECOMMENDATION

Staff recommends **approval** of this petition, subject to the plan of operations and the commitments provided by the petitioner. Those commitments can be seen in the exhibits below.

PETITION OVERVIEW

1701 East New York Street is a roughly 0.334 acre parcel on Central Avenue between 22nd Street and 25th Street. The parcel is zoned C-1. Parcels to the north are zoned C-3 and C-S. Parcels to the south are zoned C-1. Parcels to the west are zoned D-8 and MU-2. Parcels to the east are zoned D-8. The land use plan calls for a Traditional Neighborhood typology for this site.

The petitioner is requesting a variance of use to set up a recording studio in the existing church building.

The Ordinance defines the C-1 district as the “Office-Buffer” district. The C-1 district is designed for two purposes: 1) to act as a buffer between uses; and 2) to provide for office uses and compatible office-type uses. The Ordinance notes that certain public and semi-public uses may be developed with the assurance that retail will not impede or disrupt (742-104-B).

While a recording studio as a use is not explicitly referenced in the Ordinance, staff has determined that this use straddles between C-1 and C-3 uses. The C-3 district is intended for an extensive range of retail

sales and personal, professional and business services. Much of the use, including editing performances via recording software, producing, mixing, and mastering fits within an office-type environment. The recording of voice and instruments, however, closely aligns with the “Consumer Services or Repair of Consumer Goods” use category, a use permitted by-right starting at the C-3 district. This category also includes photography studios and photo finishing. This is not a recording studio to be used solely by the petitioner but will allow clients (consumers) access to services like recording and editing of performances.

While Staff contends that this use does not fit neatly into the C-1 use, Staff will highlight that C-1 allows for minor retail uses provided that they do not impede or disrupt the surrounding neighborhood. Furthermore, the Traditional Neighborhood typology calls for public, semi-public, and private spaces and makes provisions for neighborhood-serving businesses, institutions, and amenities.

The petitioner intends to use the existing vacant church on site for the recording studio. Site plans do not show any intention to expand the site and the plan of operations indicate that an average of one (1) to five (5) clients per day will visit the site. Clients would either park in the existing parking lot to the rear of the building or utilize legal on-street parking. The parking lot appears to have nine (9) spaces. With one current employee and an average of one (1) to five (5) clients per day, the existing site should be able to support this business without any spillover into the neighborhood. Furthermore, all recording and editing will occur within the acoustically isolated control room and booths. This would prevent noise pollution from disrupting neighborhood; following a key C-1 provision. Based on Staff’s analysis, the expected intensity of the site would be similar to that of the church that was previously there.

Based on the analysis above, staff recommends **approval** of this petition, subject to the plan of operations and the commitments provided by the petitioner.

GENERAL INFORMATION

Existing Zoning	C-1	
Existing Land Use	Religious Use; Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	C-3 / C-S	North: Vacant Commercial / Storage Units
South:	D-8	South: Residential
East:	D-8	East: Residential
West:	D-8 / MU-2	West: Residential / Commercial
Thoroughfare Plan		
Central Avenue	Primary Arterial	50-foot existing right-of-way and 78-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	

Wellfield Protection Area	No
Site Plan	9/14/2026
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	9/14/2026
Findings of Fact (Amended)	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- "The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park."

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

ZONING HISTORY – SITE

N/A

ZONING HISTORY – VICINITY

93-Z-56; 2437 Central Avenue, Rezoning of 1.1 acres from C-3 to C-4, **dismissed.**

2006-ZON-820; 2442 Central Avenue, Rezoning of .779 acre from C-3 to C-3C

2018-UV3-010; 2427 Central Avenue, Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish and provide for primary and accessory single-family residential uses, including but not limited to a single-family dwelling, **approved.**

2019-ZON-076; 2455 Central Avenue, Rezoning of 0.79 acres from C3/C7 to C-S, **withdrawn.**

2019-CZN-841; 2455 Central Avenue, Rezoning of 0.79 acres from C3/C7 to C-S, **approved.**

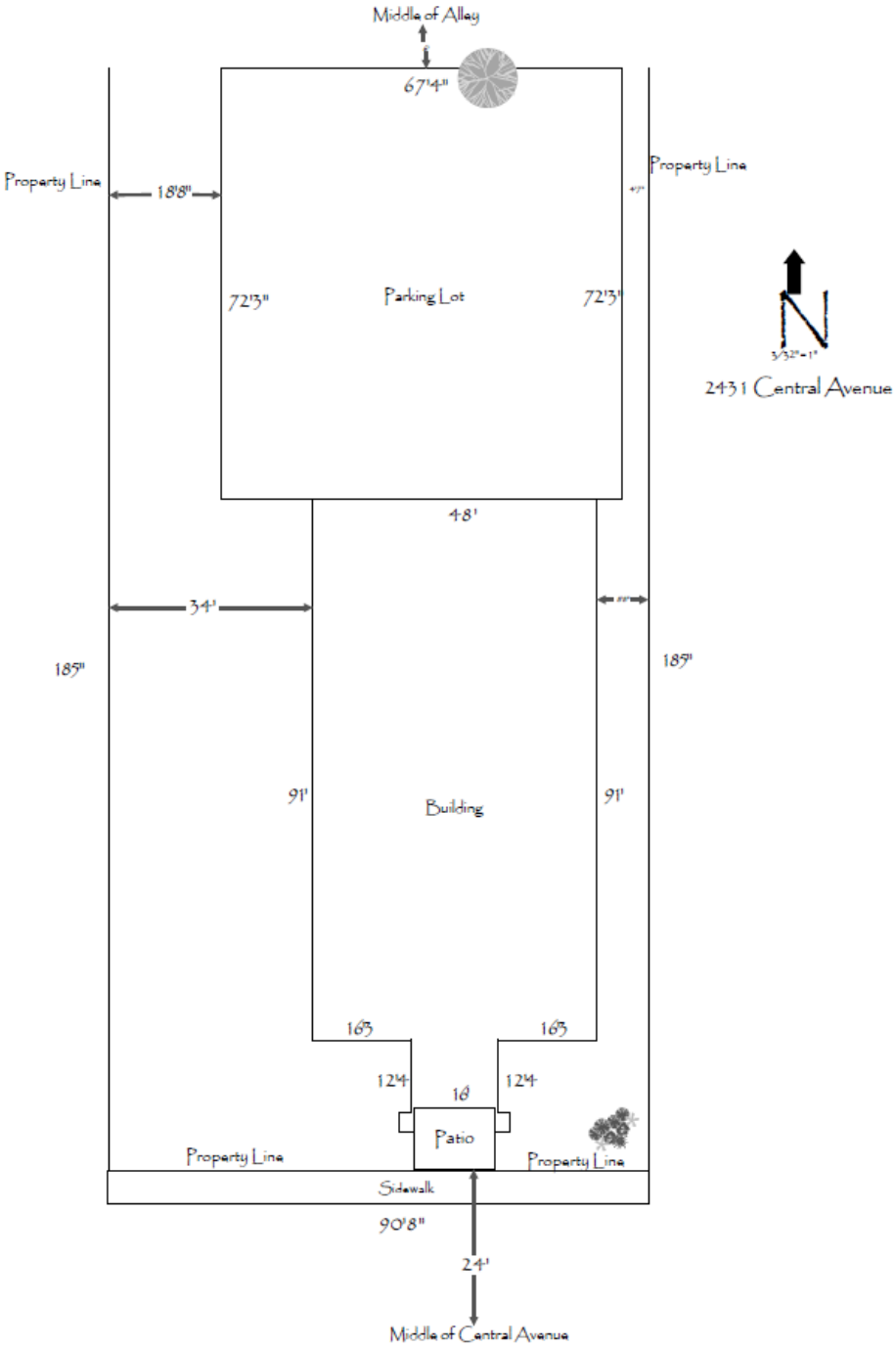
Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS

2026UV2015; Aerial Map



2026UV2015; Site Plan



2026UV2015; Findings of Fact

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

This business will have a very low impact on the surrounding neighborhood. It is a single employee, app only, low-traffic business with normal operating hours. The external structure will remain unchanged and interior will be completely and professionally sound proofed with desgins by a renowned acoustic archit engineer. There will be no concerts, no food, no alcohol, no events, no outdoor performances, no heavy equipment, no industrial activity, and no crowds.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

This business will be entirely self-contained within the acoustically isolated building with no external sto On average, the business will see 5 or fewer customers per day leading to a very small parking and pedestrian footprint. There will be no regular commercial deliveries or equipment. From the outside, this business will look, sound, and operate exactly like a small, professional, appointment-only office.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

This business fits particularly within the parameters of the current C1 zoning regarding a buffer-zone bet retail and residential uses. Additionally, the business has a compatible office-type use in conjunction wit having a much less commercial appearance. Furthermore, the business will be fully landscaped and architecturally harmonious with the surrounding residential structures.

2026UV2015; Commitments Offered by Petitioner

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A VARIANCE, SPECIAL EXCEPTION OR APPROVAL GRANT.

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of the parcel of real estate:

Legal Description:

Statement of COMMITMENTS:

1. *All recording, editing, mixing, mastering, producing, rehearsing, and similar sound producing activities shall occur within the confines of the sound isolated building.*

2. *There will be no outdoor amplified entertainment, performances, music, or concerts that take place on the property.*

3. *The property will not operate as a bar, nightclub, tavern, or entertainment venue.*

4.

These COMMITMENTS shall be binding on the owner, subsequent owners, and other persons acquiring an interest in the real estate. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Board of Zoning Appeals made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the grant of variance, special exception or approval petition # _____ by the Metropolitan Board of Zoning Appeals or the Hearing Officer.

These COMMITMENTS may be enforced jointly and severally by:

1. The Metropolitan Development Commission; and,

2026UV2012; Commitments from 2011DV1045A (cont'd)

2026UV2015; Photographs



Photo 1: On Central Avenue looking south at subject site

2026UV2015; Photographs (continued)



Photo 2: Front entrance of subject site

2026UV2015; Photographs (continued)



Photo 3: Looking north along Central Avenue

2026UV2015; Photographs (continued)



Photo 4: Looking south along Central Avenue

2026UV2015; Photographs (continued)



Photo 5: Looking west across Central Avenue