Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION I — November 10, 2026

Case Number:	2026-UV1-025 (Amended)
Property Address:	2040 North Emerson Avenue (approximate address)
Location:	Center Township, Council District #13
Petitioner:	Thind Property Group LLC, by Joseph Csikos
Current Zoning:	C-4
Request:	Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage and repair of vehicles (not permitted) with 3-foot and 5-foot front yard setbacks of parking areas (10 feet required), a 6-foot southern transitional yard setback (8 feet required), and deficient landscaping and outdoor storage screening (required).
Current Land Use:	Automobile Sales Lot
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

A timely automatic continuance was filed by a registered neighborhood organization, automatically continuing this petition to the December 1, 2026 hearing date. A full staff report will be made available in advance of that hearing.