



Board of Zoning Appeals
Board of Zoning Appeals Division I (April
1, 2025)
Meeting Agenda

Meeting Details

Notice is hereby given that the Metropolitan Board of Zoning Appeals will hold public hearings on:

Date: Tuesday, April 01, 2025

Time: 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

Business:

Adoption of Meeting Minutes

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-DV1-008 | 1910 Mansfield Street

Center Township, Council District #12, zoned D-5 (W-1)
Delores Williams Bentley

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for driveway access from Mansfield Street (alley access required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

2. 2025-DV1-009 | 8415 West Washington Street

Wayne Township, Council District #17, zoned I-1 / C-3
Greg & Seth Dotson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two buildings, resulting in a 10-foot west side yard setback and a 15-foot east side yard setback (30-foot side yard setbacks required).

3. 2025-DV1-010 | 6901 & 6951 Michigan Road

Pike Township, Council District #6, zoned C-4 / C-S
DPM Michigan Road Self Storage LLC, by J. Murray Clark

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a third freestanding sign along Michigan Road (two permitted).

4. 2025-DV1-011 | 6445 North Illinois Street, Town of Meridian Hills

Washington Township, Council District #2, zoned D-1
Joseph & Ellen Hawkins, by Hannah Able

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition, including the replacement of an attached garage, resulting in a 12-foot north side yard setback (15 feet required).

5. 2025-DV1-012 | 8130 Rockville Road

Wayne Township, Council District #17, zoned C-4
Kroger Limited Partnership I, by Damiane Hana

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the alteration of an existing freestanding sign requiring compliance with the sign regulations, including being the third freestanding sign along Rockville Road and being within 210 feet of an existing sign to the east (maximum two signs permitted along a frontage, 300 feet of separation required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

6. 2025-DV1-013 (Amended) | 1933 West 64th Street

Washington Township, Council District #2, zoned D-A
Ingris Maribel Velasquez Fuentes, by Epifanio Carbajal

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an inground swimming pool resulting in an open space of 67 percent (85 percent required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

7. 2025-DV1-014 | 7612 West 93rd Street

Pike Township, Council District #1, zoned D-1
Ronald James Christie II & Asako Christie

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn within the front yard of West 93rd Street and Fanchon Drive (not permitted).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

8. 2025-DV1-015 | 909 North Pershing Avenue

Wayne Township, Council District #12, zoned D-8
Indianapolis Neighborhood Housing Partnership, by Jeff Hasser

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on an existing foundation (not permitted) with a zero-foot north side yard setback (three-feet required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

9. 2025-UV1-004 | 3950 Meadows Drive

Washington Township, Council District #8, zoned C-4 / DP (TOD)
Health & Hospital Corporation, by Mark VanderWoude

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an emergency services fleet terminal (not permitted) and construction of a building with a front building line of 19 feet and width encompassing 18 percent of the lot width (maximum 10-foot building line permitted, 80 percent lot width required) with no public entry along Meadows Drive (required) and 16 percent transparency along Meadows Drive (60 percent required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

10. 2025-UV1-005 | 2225 East 10th Street

Center Township, Council District #13, zoned MU-1
1800 BLOK LLC, by Paul J. Lambie

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor (not permitted) and two parking spaces provided (five required).

****Staff requesting continuance to May 6, 2025 hearing of Division I due to publication error**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

11. 2025-DV1-004 | 1135 & 1141 North Tacoma Avenue

Center Township, Council District #13, zoned D-5
Ariana & Joel Mathews, by Paul J. Lambie

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on each of the two lots with deficient lot widths of 45 and 40 feet, respectively (60-foot lot width required).

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

12. 2025-DV1-003 | 2703 Cardigan Road

Pike Township, Council District #1, zoned D-3 / D-A
Jose Luis Martinez Marcial, by Arnoldo Gonzales Vasquez

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 53-foot-wide parking area within the front yard (maximum 30-foot width permitted).

13. 2025-DV1-005 | 6462 Broadway Street

Washington Township, Council District #2, zoned D-4 (TOD) (FF)
Melissa Jackson and Andrew Mehlhop, by Hannah Able

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage addition with a one-foot south side yard setback (four feet required) and a three-foot rear yard setback (five feet required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov, before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.



BOARD OF ZONING APPEALS DIVISION I **April 1, 2025**

Case Number: 2025-DV1-008

Property Address: 1910 Mansfield Street (approximate address)

Location: Center Township, Council District #12

Petitioner: Delores Williams Bentley

Current Zoning: D-5 (W-1)

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for driveway access from Mansfield Street (alley access required).

Current Land Use: Residential

Staff Recommendations: To be determined

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- Due to an unexpected Administrative error, this petition is required to be continued to the May 6, 2025 hearing date.



BOARD OF ZONING APPEALS DIVISION I **April 1, 2025**

Case Number: 2025-DV1-009

Property Address: 8415 West Washington Street (Approximate Address)

Location: Wayne Township, Council District #17

Petitioner: Greg & Seth Dotson

Current Zoning: I-2 / C-3

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two buildings, resulting in a 10-foot west side yard setback and a 15-foot east side yard setback (30-foot side yard setbacks required).

Current Land Use: Commercial

Staff Reviewer: Kiya Mullins, Associate Planner

PETITION HISTORY

Due to an unexpected publication error impacting the printing of this petition’s information within newspapers as required by statute, this petition cannot be heard on the April 1st hearing date. Staff will request a continuance to the May 6th date of Division I.



BOARD OF ZONING APPEALS DIVISION I **April 1, 2025**

Case Number: 2025DV1010

Property Address: 6901 & 6951 Michigan Road (approximate address)

Location: Pike Township, Council District #6

Petitioner: DPM Michigan Road Self Storage LLC, by J. Murray Clark

Current Zoning: C-4 / C-S

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a third freestanding sign along Michigan Road (two permitted).

Current Land Use: Commercial

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

Due to an unexpected publication error impacting the printing of this petition’s information within newspapers as required by statute, this petition cannot be heard on the April 1st hearing date. Staff will request a continuance to the May 6th date of Division I.



BOARD OF ZONING APPEALS DIVISION I **April 1, 2025**

Case Number: 2025DV1011

Property Address: 6445 North Illinois Street, Town of Meridian Hills (*approximate address*)

Location: Washington Township, Council District #2

Petitioner: Joseph & Ellen Hawkins, by Hannah Able

Current Zoning: D-1

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition, including the replacement of an attached garage, resulting in a 12-foot north side yard setback (15 feet required).

Current Land Use: Residential

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

Due to an unexpected publication error impacting the printing of this petition’s information within newspapers as required by statute, this petition cannot be heard on the April 1st hearing date. Staff will request a continuance to the May 6th date of Division I.



BOARD OF ZONING APPEALS DIVISION I **April 1st, 2025**

Case Number: 2025-DV1-012

Property Address: 8130 Rockville Road (Approximate Address)

Location: Wayne Township, Council District #17

Petitioner: Kroger Limited Partnership I, by Damiane' Handa

Current Zoning: C-4

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the alteration of an existing freestanding sign requiring compliance with the sign regulations, including being the third freestanding sign along Rockville Road and being within 210 feet of an existing sign to the east (maximum two signs permitted along a frontage, 300 feet of separation required).

Current Land Use: Commercial

Staff Reviewer: Kiya Mullins, Associate Planner

PETITION HISTORY

Due to an unexpected publication error impacting the printing of this petition's information within newspapers as required by statute, this petition cannot be heard on the April 1st hearing date. Staff will request a continuance to the May 6th date of Division I.



BOARD OF ZONING APPEALS DIVISION I **April 1st, 2025**

Case Number: 2025-DV1-013 (Amended)

Property Address: 1933 West 64th Street

Location: Washington Township, Council District #2

Petitioner: Ingris Maribel Velasquez Fuentes, by Epifanio Carbajal

Current Zoning: D-A

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an inground swimming pool resulting in an open space of 67 percent (85 percent required).

Current Land Use: Residential

Staff Reviewer: Kiya Mullins, Associate Planner

PETITION HISTORY

Due to an unexpected publication error impacting the printing of this petition’s information within newspapers as required by statute, this petition cannot be heard on the April 1st hearing date. Staff will request a continuance to the May 6th date of Division I.



BOARD OF ZONING APPEALS DIVISION I **April 1, 2025**

Case Number: 2025-DV1-014

Property Address: 7612 West 93rd Street (approximate address)

Location: Pike Township, Council District #1

Petitioner: Ronald James Christie II & Asako Christie

Current Zoning: D-1

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn within the front yard of West 93rd Street and Fanchon Drive (not permitted).

Current Land Use: Vacant

Staff Recommendations: To be determined

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- Due to an unexpected Administrative error, this petition is required to be continued to the May 6, 2025 BZA Division I hearing.



BOARD OF ZONING APPEALS DIVISION I **April 1, 2025**

Case Number: 2025-DV1-015

Property Address: 909 North Pershing Avenue (approximate address)

Location: Wayne Township, Council District #12

Petitioner: Indianapolis Neighborhood Housing Partnership, by Jeff Hasser

Current Zoning: D-8

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on an existing foundation (not permitted) with a zero-foot north side yard setback (three-feet required).

Current Land Use: Vacant

Staff Recommendations: To be determined

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- Due to an unexpected Administrative error, this petition is required to be continued to the May 6, 2025 hearing date.



BOARD OF ZONING APPEALS DIVISION I

April 1, 2025

Case Number: 2025-UV1-004
Address: 3950 Meadows Drive (approximate address)
Location: Washington Township, Council District #8
Zoning: C-4 / DP (TOD)
Petitioner: Health & Hospital Corporation, by Mark VanderWoude
Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an emergency services fleet terminal (not permitted) and construction of a building with a front building line of 19 feet and width encompassing 18 percent of the lot width (maximum 10-foot building line permitted, 80 percent lot width required) with no public entry along Meadows Drive (required) and 16 percent transparency along Meadows Drive (60 percent required).

Current Land Use: Vacant Commercial Bank

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

This petition will need to be continued to the May 6, 2025, hearing, due to an unexpected legal notice publication error.



BOARD OF ZONING APPEALS DIVISION I

April 1, 2025

Case Number: 2025-UV1-005
Address: 2225 East 10th Street (approximate address)
Location: Center Township, Council District #13
Zoning: MU-1
Petitioner: 1800 BLOK LLC, by Paul J. Lambie
Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor (not permitted) and two parking spaces provided (five required).

Current Land Use: Vacant Commercial Building

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

This petition will need to be continued to the May 6, 2025, hearing, due to an unexpected legal notice publication error.

BOARD OF ZONING APPEALS DIVISION I **April 1, 2025**

Case Number: 2025-DV1-004
Address: 1135 & 1141 North Tacoma Avenue (approximate address)
Location: Center Township, Council District #13
Zoning: D-5
Petitioner: Ariana & Joel Mathews, by Paul J. Lambie
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on each of the two lots with deficient lot widths of 45 and 40 feet, respectively (60-foot lot width required).

Current Land Use: Undeveloped

Staff Recommendation: Staff recommends approval of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was automatically continued from the March 4, 2025, hearing to the April 1, 2025, hearing, by a Registered Neighborhood Organization.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- ◇ The Ordinance intentionally establishes standards in the D-5 district for lot width. These standards apply broadly to all properties zoned D-58 across Marion County and serve several purposes:
 - Access for maintaining building exteriors without trespassing into adjacent properties.
 - Storm water runoff management.
 - Areas for landscaping/green space.
 - Access for emergency responders.
 - Separation between buildings to reduce risk of fires spreading.
- ◇ The proposed duplexes would meet the side setback and open space requirements and have a similar footprint as several nearby existing duplex dwellings.
- ◇ The proposed duplexes would be consistent with many of the existing dwellings within the immediate area. Therefore, providing for the proposed 45-foot and 40-foot lot widths, respectively would be supportable.

- Given the close proximity of other similarly developed properties, staff does not believe this would be a significant deviation from the Ordinance or negatively impact the character of development within the surrounding area, and would therefore, be supportable.

GENERAL INFORMATION

Existing Zoning	D-5		
Existing Land Use	Undeveloped		
Comprehensive Plan	Traditional Neighborhood		
Surrounding Context	Zoning	Surrounding Context	
	North:	D-5	Three-family dwelling
	South:	D-5	Single-family dwelling
	East:	D-5	Single-family dwelling / Undeveloped
	West:	D-5	Single-family and Two-family dwellings
Thoroughfare Plan			
	Tacoma Avenue	Local Street	60-foot existing and proposed right-of-way.
	East 12 th Street	Local Street	48-foot existing and proposed right-of-way.
Context Area	Compact area		
Floodway / Floodway Fringe	No		
Overlay	N/A		
Wellfield Protection Area	No		
Site Plan - updated	January 10, 2025		
Elevations	N/A		
Landscape Plan	N/A		
Findings of Fact	January 10, 2025		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- The Near Eastside Quality of Life Plan (2020)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends traditional neighborhood development of the site.

- 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.
- **Conditions for All Housing**
 - A mix of housing types is encouraged.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Primary structures should be no more than one and a half times the height of other adjacent primary structures.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
 - Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways, or parks.
- **Detached Housing**
 - The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
 - Secondary units are encouraged.
 - Lots should be no larger than one and a half times the adjacent lots.
- **Attached Housing**
 - Duplexes should be located on corner lots, with entrances located on different sides of the lot.
 - It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.
 - If the above conditions are not met, individual buildings of attached housing (not part of a complex) may be interspersed with single-family homes but should not make up more than 25% of the primary residential structures on a block.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The site falls within The Near Eastside Quality of Life Plan (2020).
- One priority of this plan is to develop quality affordable and market-rate homeownership opportunities.
- Another priority is to develop quality affordable and market-rate rental opportunities. An action step is to develop carriage houses for low-moderate income households in areas experiencing rapid increase in property values in order to increase density and enable homeowners to stay in the neighborhood.
- Ultimately, these two priorities of the Plan could be met if variances for the development standards were sought instead of attempting to introduce them by rezoning sites that could already be developed appropriately.

Infill Housing Guidelines

- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**
 - **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
 - **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed, or flush, narrow, or wide.
 - **3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements used in the neighborhood. If so, add porches or stoops to new construction.
 - **4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate. When a balcony is used, consider the appropriate door access for the type of balcony. For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.
 - **5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.

- **6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.
- **7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those materials are not the dominant material and make up less than 30% of the overall façade design.
- **8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.

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

- Not Applicable to the Site.

ZONING HISTORY

2024-ZON-139; 1135 and 1141 North Tacoma Avenue (subject site), requested the rezoning of 0.36 acres from the D-5 district to the D-5II classification to provide for residential uses, **withdrawn.**

2005-LNU-027; 1213 North Tacoma Avenue (north of site), Certificate of Legally Established Non-Conforming Use (LNCU) to legally establish a three-dwelling unit building in a D-5 zoning district, **denied.**

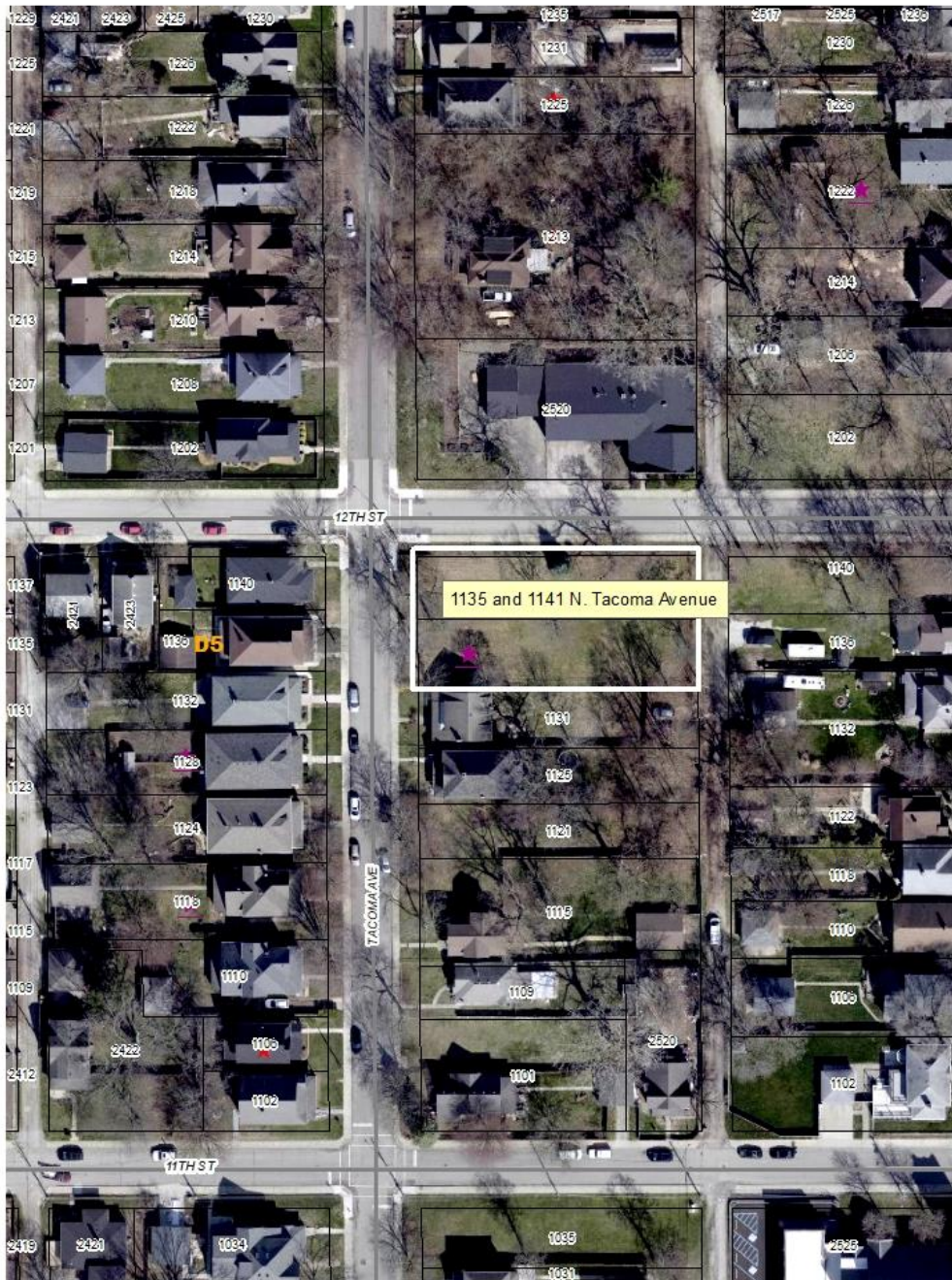
90-UV2-79; 1128-1130 North Tacoma Avenue (southwest of site), Variance of use and development standards of the Dwelling District Zoning Ordinance to permit the continued use of a four-unit apartment building with exterior stairway and landing 2.5 feet from south property line (four feet required) and a lot width of 42 feet (50 feet required), **denied.**

87-UV2-117; 1118 North Tacoma Avenue (southwest of site), Variance of use and development standards of the Dwelling Districts Zoning Ordinance to legally establish the conversion of a single-family residence into a two-family residence with exterior stairs that encroach into the required side yard, **withdrawn.**

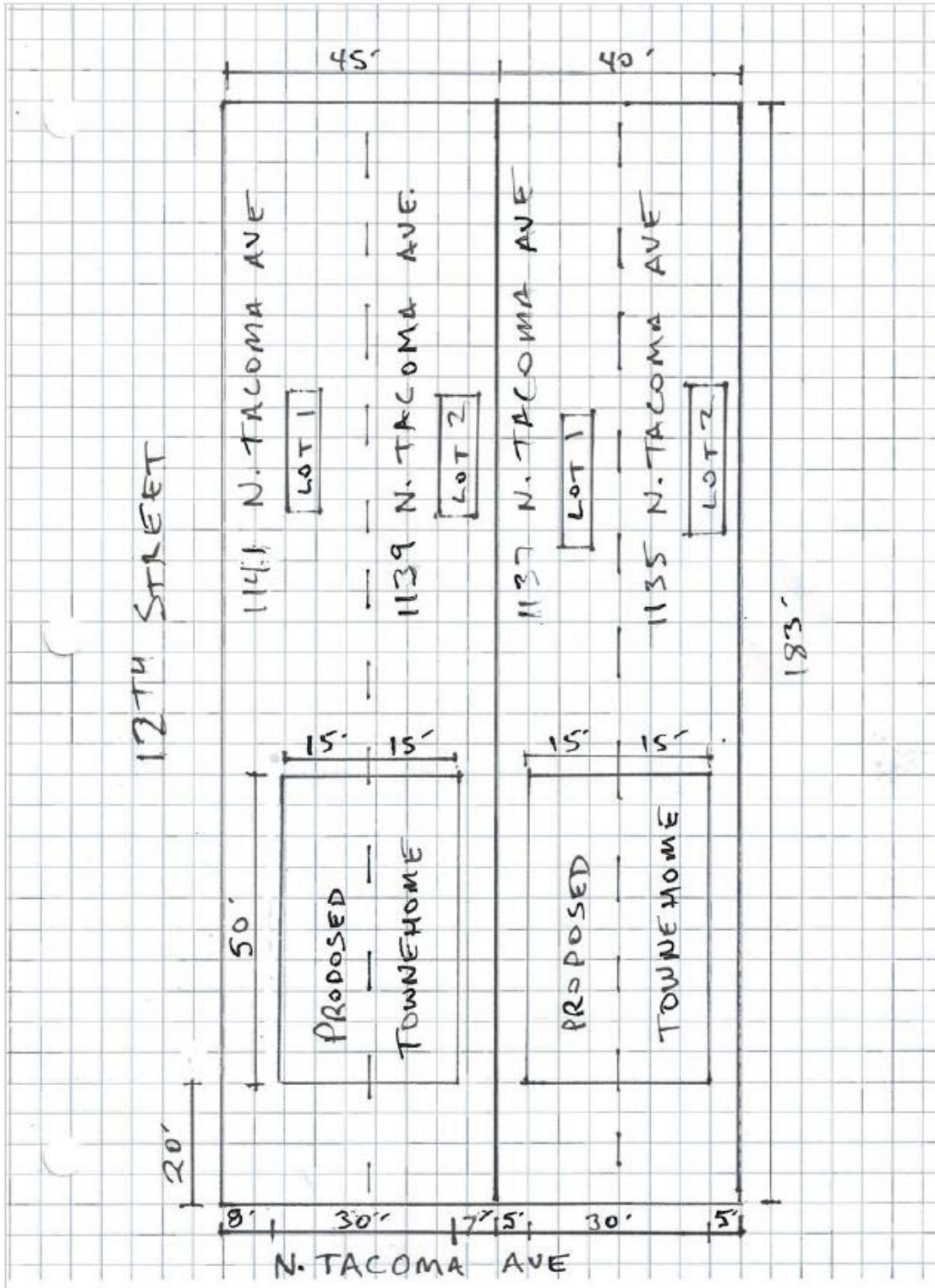
RU

EXHIBITS

Location Map



Site Plan





Findings of Fact

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

duplexes on lots of similar widths are common in the on this block, and all setback and open space requirements will be met ensuring that the proposed development will fit the scale of the existing development pattern of the neighborhood.

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:

duplexes are common on the block on lots of similar widths, and all setback and open space requirements will be met.

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

the Comprehensive Plan recommendation of Traditional Neighborhood allows for multi-unit developments, but the Ordinance would limit such development on these properties to a building type that could not be re-platted in the future for individual owner occupancy of each housing unit.

Photographs



Photo of 1135 parcel subject site, looking east.



Photo of 1141 parcel subject site, looking east.



Photo of adjacent dwelling to the south, looking east



Photo of adjacent duplex dwelling to the west.



Photo of adjacent triplex dwelling to the north, looking northeast.



Photo of adjacent undeveloped lot to the east.



Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION III

April 1, 2025

Case Number: 2025-DV1-003

Property Address: 2703 Cardigan Road (approximate address)

Location: Pike Township, Council District #1

Petitioner: Jose Luis Martinez Marcial, by Arnolando Gonzales Vasquez

Current Zoning: D-3 / D-A

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 53-foot-wide parking area within the front yard (maximum 30-foot width permitted).

Current Land Use: Residential

Staff Recommendations: Staff recommends **denial** of the variance.

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

A timely automatic continuance request was filed by a registered neighborhood organization prior to March 4th hearing date of Division I.

STAFF RECOMMENDATION

Staff recommends **denial** of the variance.

PETITION OVERVIEW

- 2703 Cardigan Road is a residential property that is currently improved with a single-family home and several rear accessory structures. A variance was approved in 2012 to allow for placement of a patio in the rear yard in addition to the three (3) existing accessory structures. Since then, fencing has been added to the site and an additional gravel driveway was placed leading to the fenced rear-yard area (this work appears to have been done around 2015). Power lines run to the east of the property, and it is surrounded by single-family residential uses on all other sides.
- A violation case, VIO22-007641, was opened in 2022 at this site. It cited the property owner for placement of driveway that resulted in a vehicle area width of 53 feet within the front yard. Since Ordinance lists the maximum width of driveways as being 30 feet within residential front yards, a variance would be required to allow for the gravel driveway to remain. Staff notes the likelihood that (a) paving of the driveway (b) infrastructure permits from BNS and (c) an additional



Department of Metropolitan Development
Division of Planning
Current Planning

infrastructure variance for the small separation between the two driveways (unlikely to be granted per a Department of Public Works representative) would also be requirements.

- Although it was not cited by the inspector or included within the applicant's variance request, staff has suspicions that a commercial contractor use might be operating from the fenced rear-yard area of the subject site. This theory is supported by (a) aerial site photography that appears to show parking of multiple commercial vehicles on the property; (b) the presence of a box truck within the rear-yard parking area (see Photo 5 within Exhibits); and (c) the receipt of fourteen (14) different complaints about the property filed with the Mayor's Action Center since 2016 that predominantly focus on the operation of a construction contractor at the property.
- Complaints about the property (see Exhibits) have included that there is "some sort of construction business with all of their construction trucks and equipment" and that the "loud load and unload" of vehicles for "earth moving/dumping" and other "heavy equipment" create a "noise disturbance" even with a rear yard fence providing partial screening. The applicant has indicated that "all trucks have been moved to a different location, and [the owner] will no longer have commercial vehicles at this property". If this variance were to be approved it would not allow or legally establish commercial contractor operations at the site, and should that use exist at the property in the future, it could potentially be cited by inspectors in the future.
- The property is primarily zoned D-3 to allow for low- or medium- intensity residential development predominantly composed of single-family residences with flat topography and pedestrian linkages to community facilities. Similarly, the Comprehensive Plan recommends it to the Suburban Neighborhood typology for single-family housing interspersed with attached and multifamily housing where appropriate. Neither the zone nor the typology contemplates heavy commercial or industrial uses as being appropriate land uses.
- Findings of Fact provided by the applicant indicate that the added gravel driveway would allow additional space for vehicles to maneuver, that it would not alter neighborhood character or reduce property values, and that usage of the older paved driveway alone would pose challenges for regular accommodation of larger vehicles such as SUVs, trucks, or delivery/service vehicles.
- Staff disagrees with these assertions and would contend that the original paved driveway appears to offer ample space for access by personal or the occasional service in a manner similar to neighboring properties. Additionally, the fact that the gravel drive leads directly to the rear-yard fenced area that has been linked to past neighbor complaints of commercial activity would seem to imply that the gravel drive potentially functions as an extension of an unpermitted commercial contractor use. For these reasons and for the lack of practical difficulty requiring the site to be developed in such a manner, staff would recommend denial of the variance request.



GENERAL INFORMATION

Existing Zoning	D-3 / D-A		
Existing Land Use	Residential		
Comprehensive Plan	Suburban Neighborhood		
Surrounding Context	Zoning	Surrounding Context	
	North:	D-3	North: Residential
	South:	D-A	South: Residential
	East:	D-3	East: Residential
	West:	D-3	West: Residential
Thoroughfare Plan			
Cardigan Road	Local Street	48-foot existing right-of-way and 50-foot proposed right-of-way	
Context Area	Metro		
Floodway / Floodway Fringe	No		
Overlay	No		
Wellfield Protection Area	No		
Site Plan	01/03/2025		
Site Plan (Amended)	N/A		
Elevations	N/A		
Elevations (Amended)	N/A		
Landscape Plan	N/A		
Findings of Fact	01/03/2025		
Findings of Fact (Amended)	N/A		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends this property to the Suburban Neighborhood living typology to allow for single-family housing interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Heavy commercial and industrial uses are not recommended for this typology.



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

2012DV1030, Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 570-square foot covered patio creating an accessory use area of 1,973 square feet, being 122% of the total floor area of the primary dwelling (1,619 square feet or 99.9% of the total floor area permitted), **approved**.

ZONING HISTORY – VICINITY

2020DV3029 ; 8042 Charlecot Drive (northwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 47-foot metal poles for small cell wireless communications facilities, with associated equipment and antennas within the right-of-way (underground utilities only permitted after January 1, 1973), **denied**.

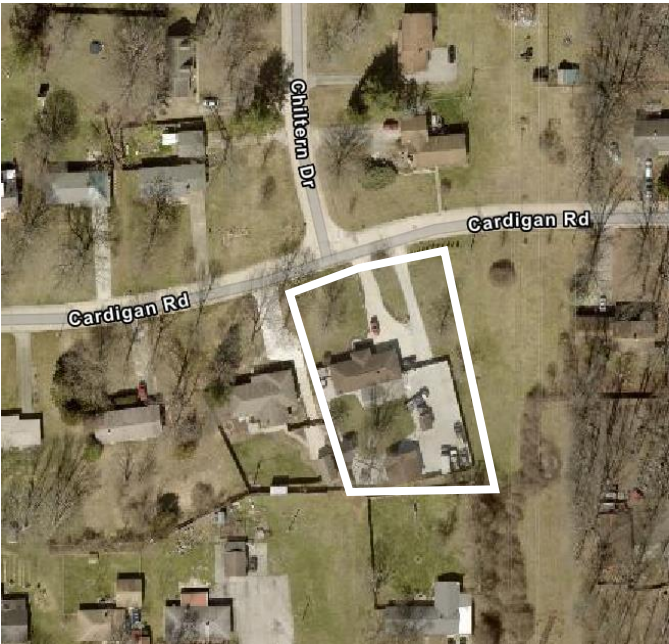
2010UV1029 ; 8012 Charlecot Drive (northwest of site), Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for a 768-square foot detached garage (not permitted), with a 15.64-foot front setback from Thorneycroft Drive, in front of the established building line of the primary dwelling (25-foot front setback required, not permitted in front of the primary building's established front building line), **approved**.

99-UV3-22 ; 2940 W 79th Street (southwest of site), variance of use of the Dwelling Districts Zoning Ordinance to legally establish a seasonal retail produce sales use in an existing detached garage with outdoor display of produce (not permitted), **approved**.

90-V1-37 ; 2950 W 79th Street (southwest of site), variance of development standards of the Dwelling Districts Zoning Ordinance to permit the construction of a 576 square foot detached garage with a side yard setback of 9 feet (15 feet required), **approved**.

EXHIBITS

2025DV1003 ; Aerial Map (Present)



2025DV1003 ; Aerial Map (2014)





Department of Metropolitan Development
Division of Planning
Current Planning

2025DV1003 ; Site Plan





2025DV1003 ; Findings of Fact

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

- 1. Enhanced Safety: A wider driveway can improve safety by providing additional space for vehicle maneuvering, reducing the likelihood of accidents.
- 2. Improved Accessibility: A wider driveway can accommodate more vehicles safely without encroaching on the street or sidewalk, enhancing accessibility for residents and visitors while reducing the chances of illegal or obstructive parking that could inconvenience neighbors.
- 3. Increased Property Value and Community Appeal: A well-designed, wider driveway can improve property value, which contributes positively to the neighborhood's overall appearance and marketability, enhancing community welfare and attractiveness.

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:

- 1. Minimal Environmental Impact: With careful planning, the wider driveway can be constructed using permeable materials to minimize runoff, preserving environmental quality while improving functionality.
- 2. No Negative Impact on Morals or General Welfare: This adjustment is a practical change with no impact on the community's moral standards or general welfare, as it does not alter the character of the neighborhood or disrupt social norms.
- 3. Minimal Impact on Neighboring Use: Adjacent properties will retain full access and enjoyment of their own spaces without disruption. A wider driveway does not encroach upon or interfere with neighboring lots, nor does it restrict the use of shared community spaces.

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

- 1. Restricted Accessibility for Larger Vehicles: If the property regularly accommodates larger vehicles (such as SUVs or trucks) or requires access for delivery or service vehicles, a standard-width driveway may make it challenging for these vehicles to access the property without encroaching on adjacent spaces or damaging landscaping.
- 2. Increased Safety Concerns: A narrow driveway increases the risk of accidental damage to vehicles, property, or landscaping due to the difficulty of maneuvering in a confined space.
- 3. Potential for Increased Street Congestion: Without adequate driveway space, vehicles may need to park on the street, leading to congestion in front of the property.
- 4. Reduced Property Functionality: For families with more than one driver or those who host visitors, the lack of sufficient parking space can create ongoing practical challenges in daily life.

2025DV1003 ; Previous MAC Complaints (1 of 2)

INV24-27629 (Joan Wilson, 12/30/2024): CONSTRUCTION CONTRACTOR...Description: undefined // Question: What is the nature of your request? Answer: I would like to report **unzoned** business activity // Question: When is business operating? Answer: All Day // Question: What type of business? Answer: Other - provide details // Question: Please provide details here Answer: This residential home has been operating some sort of construction business with **all** of their construction trucks and equipment stored on the property. They did build a fence around the equipment, but it should still not be allowed in a residential community. The neighbors hear the equipment being loaded up early each morning and it's a noise disturbance. // Question: Is the business operating in a residential area? Answer: Yes

INV23-19969 (Anonymous, 8/16/23): WHAT IS THE NATURE OF YOUR REQUEST? : I WOULD LIKE TO REPORT A FAILURE TO COMPLY WITH ZONING DISTRICT DEVELOPMENT STANDARDS ; WHAT IS THE PROBLEM? : OTHER - PROVIDE DETAILS ; PLEASE PROVIDE DETAILS HERE : CITIZEN REPORTING THAT THE OWNERS WHO LIVE AT THE ADDRESS LISTED ON THE CASE BUILT THREE STRUCTURES IN THE BACK OF THEIR PROPERTY (WITHOUT PERMITS ON THE PREMISES) THAT THEY USE TO HOST PARTIES AND TO STORE MATERIAL. PLEASE INSPECT.

INV23-19966 (Anonymous, 8/16/23): ***CITIZEN REPORTING THAT THE OWNERS WHO LIVE AT THE ADDRESS LISTED ON THE CASE ARE RUNNING A CONSTRUCTION BUSINESS OUT OF THEIR HOME BETWEEN THE HOURS OF 6:00AM/7:00AM IN THE MORNINGS AND FROM 4:00PM/7:00PM IN THE AFTERNOONS (MONDAY-FRIDAY). PLEASE INSPECT.***WHAT IS THE NATURE OF YOUR REQUEST? : I WOULD LIKE TO REPORT UNZONED BUSINESS ACTIVITY ; WHEN IS BUSINESS OPERATING? : ALL DAY ; WHAT TYPE OF BUSINESS? : OTHER - PROVIDE DETAILS ; PLEASE PROVIDE DETAILS HERE : CONSTRUCTION BUSINESS ; IS THE BUSINESS OPERATING IN A RESIDENTIAL AREA? : YES

INV22-28707 (Joan Wilson, 11/21/22): WHAT IS THE NATURE OF YOUR REQUEST? : I WOULD LIKE TO REPORT UNZONED BUSINESS ACTIVITY ; WHEN IS BUSINESS OPERATING? : ALL DAY ; WHAT TYPE OF BUSINESS? : OTHER - PROVIDE DETAILS ; PLEASE PROVIDE DETAILS HERE : CONSTRUCTION ; IS THE BUSINESS OPERATING IN A RESIDENTIAL AREA? : YES ;

INV19-18841 (Anonymous, 6/8/19): ***RESIDENTS RUN A BUSINESS FROM THIS LOCATION. HAVE 2 DRIVEWAYS WITH GRASS IN BETWEEN...CAR SHOULD BE ON ONE OF THE DRIVEWAYS INSTEAD OF GRASS. THEY HAVE MULTIPLY CARS PARKED ON THE PROPERTY.***IS THIS AT A BUSINESS LOCATION, RESIDENTIAL PROPERTY OR VACANT LOT? : RESIDENTIAL PROPERTY ; WHERE IS THE VEHICLE SITTING? : ON GRASS IN FRONT OF HOUSE ; PROPERTY OWNER REPORTING? : NO ; BUSINESS OWNER NAME (IF APPLICABLE)? : N/A ; COLOR? : OTHER - PLEASE PROVIDE DETAILS IN COMMENT SECTION ; MAKE? : CHEVY ; LICENSE PLATE? : NO ; IF YOU KNOW THE LICENSE PLATE STATE AND NUMBER, PLEASE INDICATE BELOW, OTHERWISE ENTER UNKNOWN? : UNKNOWN ; BROKEN WINDOWS? : NO ; FLAT TIRES? : NO ; DURATION SITTING? : 1-30 DAYS ;



2025DV1003 ; Previous MAC Complaints (2 of 2)

INV17-34938 (9/19/17, Joan Wilson): WHAT TYPE OF BUSINESS? : CONSTRUCTION ; WHEN IS BUSINESS BEING RUN? : ALL DAY ;

INV17-16736 (5/23/17, Karen Coleman): ***CITIZEN REPORTED THAT RESIDENTS STORE THERE CONSTRUCTION EQUIPMENT AT LISTED ADDRESS IN THE DRIVEWAY AND SIDE YARD. ALSO STATED THAT THEY ARE GONE DURING THE DAY SO IF YOU CAN LOOK BEFORE 7 A.M OR AFTER 6 P.M. THEY TURN THIS EQUIPMENT ON AND IT IS SO LOUD TO LOAD AND UNLOAD. PLEASE INSPECT***TYPE OF VEHICLE : OTHER ; WHERE IS VEHICLE BEING STORED? : ON THE DRIVEWAY/ SIDE YARD BY THE FENCE ;

INV17-01091 (4/28/17, Joan Wilson): ***CITIZEN CALLED TO REPORT THAT SHE THINKS AT THE ABOVE LOCATION SOME TYPE OF BUSINESS GOING ON. PLEASE INSPECT***WHAT TYPE OF BUSINESS? : LANDSCAPING ; WHEN IS BUSINESS BEING RUN? : ALL DAY ;

INV16-30676 (7/30/16, Anonymous): ***COMMERCIAL VEHICLES AND EARTH MOVING EQUIPMENT STORED AT THIS RESIDENCE...AREA NOT ZONED FOR BUSINESS***WHAT TYPE OF BUSINESS? : EARTH MOVING/DUMPING ; WHEN IS BUSINESS BEING RUN? : ALL DAY ;

INV16-29533 (7/23/16, Anonymous): ***DUMP TRUCK AND TRAILER WITH BOBCAT***WHERE IS VEHICLE BEING STORED? : DRIVEWAY ;

INV16-26231 (7/2/16, Anonymous): ***PLEASE, PLEASE HELP! THIS AREA IS NOT ZONED FOR BUSINESS AND THIS PERSON HAS DUMP TRUCKS, HEAVY EQUIPMENT, 7-10 CARS PARKED ON PROPERTY. THIS HAS TO BE THE HEADQUARTERS FOR HIS BUSINESS. I DON'T THINK HE OWNS THE PROPERTY HE HAS TAKEN OVER ON THE EAST SIDE OF HIS HOUSE AND HE'S BUILDING A FENCE ON THAT PROPERTY! OUR NEIGHBORHOOD WILL GO DOWN FAST IF PEOPLE DON'T OBEY THE BY-LAWS ***WHERE IS THE FENCE LOCATED? : OVER 6 FT IN SIDE YARD ;

INV16-19836 (5/31/16, Anonymous): ***RUNNING BUSINESS AT RESIDENCE. KEEPS DUMP TRUCKS, EARTH MOVING EQUIPMENT AT HOME. AREA NOT ZONED FOR BUSINESS. EQUIPMENT KEPT ON LOT NEXT ADJACENT TO HIS HOME WHICH I DON'T HE OWNS??? 3-5 LARGE VEHICLES PARKED THERE EVERY WEEKEND***WHAT IS THE PROBLEM? : OUTDOOR STORAGE ;

INV16-02466 (2/9/16, Anonymous): ***WESTCHESTER ESTATES NOT ZONED TO STORE BUSINESS EQUIPMENT ON THE EAST SIDE OF THE RESIDENTS HOME. HE'S MADE A ROAD, POURED GRAVED ON PROPERTY THAT BELONGS TO SOME ONE ELSE TO MAKE A ROAD TO PARK HIS EARTH MOVING EQUIPMENT. EYESORE AND NOT LEGAL***WHERE IS VEHICLE BEING STORED? : OTHER; PLEASE PROVIDE DETAILS IN COMMENTS ;

2025DV1003 ; Photographs



Photo 1: Gravel Driveway and Fenced Gate Viewed from North



Photo 2: Both Driveways Viewed from Northeast

2025DV1003 ; Photographs (continued)



Photo 3: Established Driveway/Parking Area Viewed from Subject Site



Photo 4: Subject Site Prior to Installation of Fence/Gravel Driveway (June 2014)

2025DV1003 ; Photographs (continued)



Photo 5: Interior of Fenced Rear Yard (possible commercial vehicle parking area)



Photo 6: Accessory Structures Within Fenced Rear Yard

2025DV1003 ; Photographs (continued)



Photo 7: Adjacent Property/Driveway to West



Photo 8: Adjacent Property/Driveways to North (Chiltern Drive)



BOARD OF ZONING APPEALS DIVISION I

April 1, 2025

Case Number:	2025-DV1-005
Property Address:	6462 Broadway Street (approximate address)
Location:	Washington Township, Council District #2
Petitioner:	Melissa Jackson and Andrew Mehlhop, by Hannah Able
Current Zoning:	D-4 (TOD) (FF)
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage addition with a one-foot south side yard setback (four feet required) and a three-foot rear yard setback (five feet required).
Current Land Use:	Residential
Staff Recommendations:	Staff recommends denial of this variance.
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

The applicant had requested a continuance for cause at the March 4th 2025 hearing date to allow for additional time to discuss with a neighborhood group.

STAFF RECOMMENDATION

Staff recommends **denial** of this variance.

PETITION OVERVIEW

- 6462 Broadway Street is currently improved with a single-family residence. There is an accessory garage within the rear yard that is accessed by a front-yard driveway that connects from Broadway to the garage via the southern side yard. The property is located both within the Transit-Oriented Development overlay and within a Floodway. The surrounding properties are also developed with single-family homes; most of these homes utilize rear yard garages that are accessed either from the rear alley (as current Ordinance rules would require) or from front-yard driveways.
- The owner of this property is seeking to construct an addition onto the western side of the existing accessory garage that would reduce the rear setback from 21 feet to 3 feet. It would also extend the existing one-foot southern side yard setback. Variances would be needed for both the rear yard setback (5 feet required) and the side yard setback (4 feet required). Although the Ordinance



**Department of Metropolitan Development
Division of Planning
Current Planning**

allows for a one-time 50% extension along an existing non-conforming side yard, this extension would result in an 81% increase so the exception would not be applicable.

- This property is zoned D-4 to allow for low or medium intensity single-family and two-family residential development with good throughfare access, flat topography, and access to nearby community services facilitated by pedestrian linkages. Similarly, the Envision Broad Ripple neighborhood plan and Red Line TOD Plan recommend the site be developed with residential uses with accessible alleys and off-street parking limited to garages. The Infill Housing Guidelines indicate that accessory garages should be oriented towards alleys and front-loading garages/driveways should be avoided when alleys are available. Finally, issuance of a flood permit in conjunction with building permits would be required for this or any other garage addition.
- Findings of Fact provided by the applicant indicate that detached accessory structures on neighboring properties have similar side and rear setbacks, that the flexibility to expand the garage closer to the existing home does not exist, and that the side yard increase comes close to qualifying for the 50% increase along a non-conformity (81% increase). Although it does appear that some existing neighboring structures have setbacks that are similarly non-compliant with current ordinance standards, staff would note that (a) there does not appear to be an extensive petition history of approvals to allow for new or newly expanded setback non-conformities at adjacent properties; (b) the existence of neighboring non-conformities would not by itself constitute a practical difficulty; and (c) it does not immediately appear that accessory structures on adjacent properties contain 4-car garages or garages with the proposed square footage of 840 square feet.
- Prior to the filing of this petition, staff had indicated to the applicant that a version of this variance that removed the front-yard curb cut and routed vehicle access exclusively from the rear alley (as current ordinance would require) would be supportable; it does not appear that the applicant would be amenable to this compromise. Given the lack of site-specific practical difficulty requiring this development, the available street parking along Broadway Avenue, and the fact that the Ordinance would only require one parking space for the existing single-family use, staff feels that approval of a garage with this many vehicles may lead to additional requests for higher density development in the future and would recommend denial of the petition.



Department of Metropolitan Development
Division of Planning
Current Planning

GENERAL INFORMATION

Existing Zoning	D-4 (TOD) (FF)		
Existing Land Use	Residential		
Comprehensive Plan	3.5 – 5 Residential Acres per Acre		
Surrounding Context	Zoning	Surrounding Context	
	North:	D-4	North: Residential
	South:	D-4	South: Residential
	East:	D-4	East: Residential
	West:	D-4	West: Residential
Thoroughfare Plan			
Broadway Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way	
Context Area	Compact		
Floodway / Floodway Fringe	Yes		
Overlay	No		
Wellfield Protection Area	No		
Site Plan	01/15/2025		
Site Plan (Amended)	N/A		
Elevations	N/A		
Elevations (Amended)	N/A		
Landscape Plan	N/A		
Findings of Fact	01/15/2025		
Findings of Fact (Amended)	N/A		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Red Line Transit-Oriented Development Strategic Plan
- Envision Broad Ripple
- Infill Housing Guidelines

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Neighborhood / Area Specific Plan below.



Red Line / Blue Line / Purple Line TOD Strategic Plan

- The Red Line TOD Strategic Plan recommends this site to the Walkable Neighborhood typology given its proximity to the 66th Street stop of the Red Line. This typology is designed for walkable areas that are primarily residential (small lot single-family attached or detached) but may have a commercial node of one to two city blocks. Off-street parking is discouraged and should be limited to garages.

Neighborhood / Area Specific Plan

- The Envision Broad Ripple Neighborhood Plan recommends that this site be developed for residential uses in an area with density of 3.5 to 5 units per acre.

Infill Housing Guidelines

- Infill Housing Guidelines indicate that accessory structures should be placed behind primary buildings in a manner that does not overshadow the primary structure in scale, height, size, and mass. When possible, accessory garages should be oriented towards alleys, and front-loading garages and driveways should be avoided when alleys are available.

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

2008HOV017 ; 6417 N Park Avenue (southwest of site), variance of use of the Dwelling Districts Zoning Ordinance to legally establish a two family dwelling (not permitted), not on a corner lot, **approved**.

2004DV3009 ; 6471 Broadway Street (northeast of site), variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a 550.50-square foot carport with a one-foot rear yard setback (minimum five-foot rear yard setback required for accessory structures) and a zero-foot north side yard setback (minimum five-foot side yard setback required), **denied**.

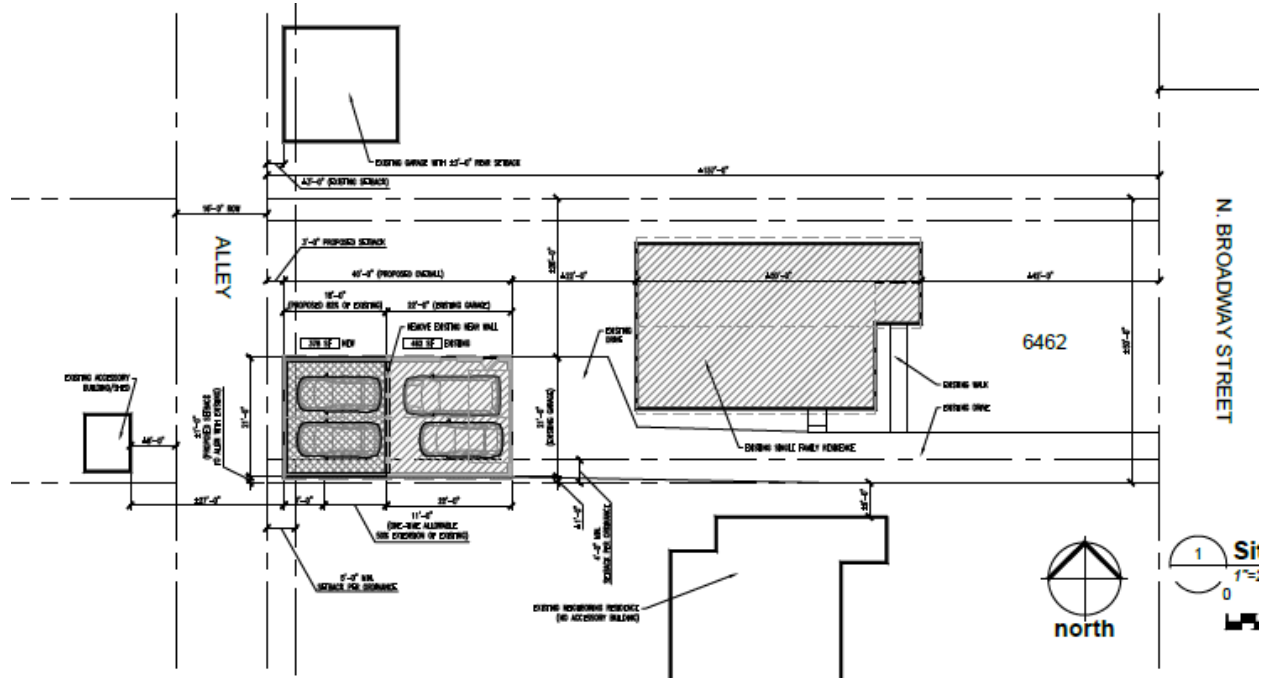
2002DV1041 ; 6420 N Park Avenue (southwest of site), variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a wheelchair ramp at the rear of the single-family dwelling with a setback two feet from the north property line (minimum five-foot setback required), **approved**.

EXHIBITS

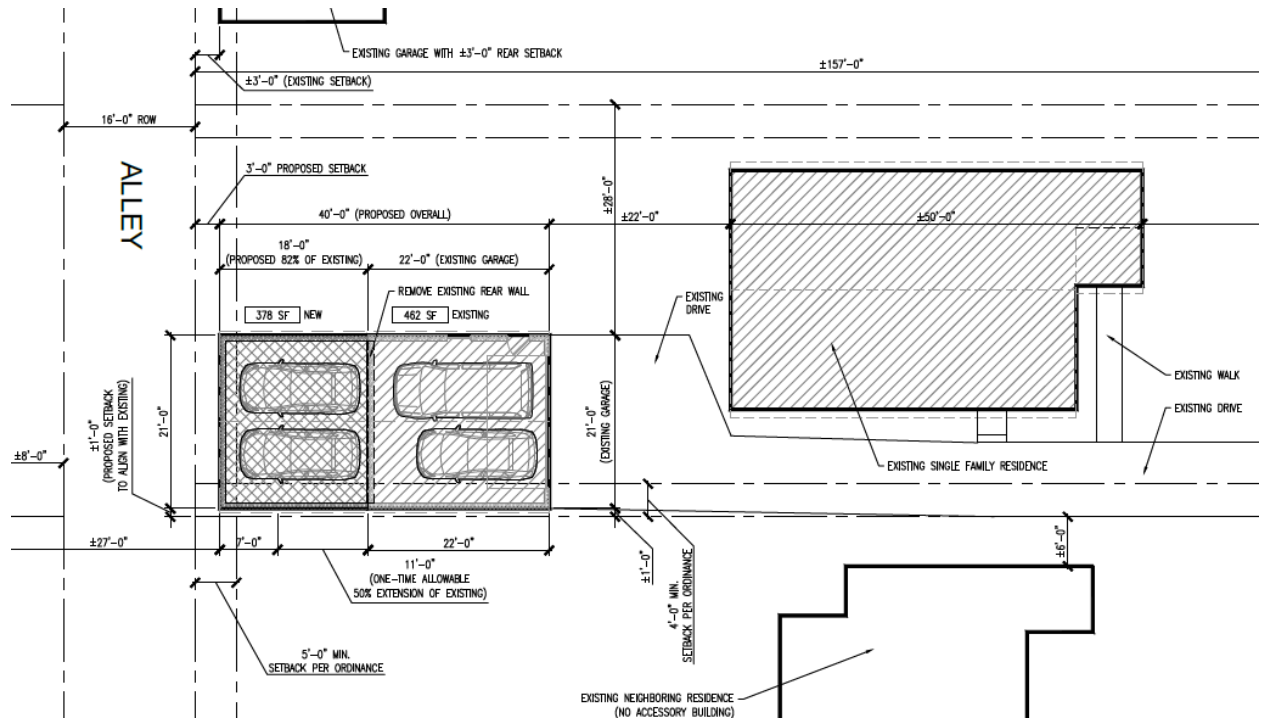
2025DV1005 ; Aerial Map



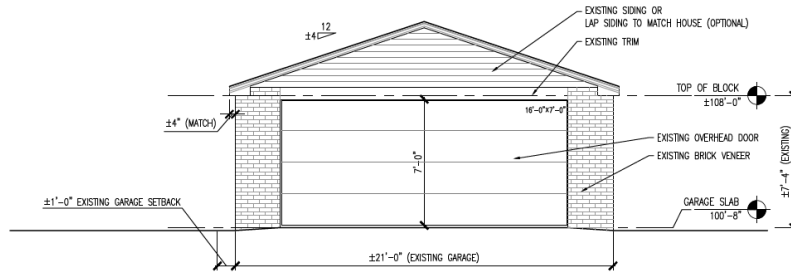
2025DV1005 ; Site Plan (full)



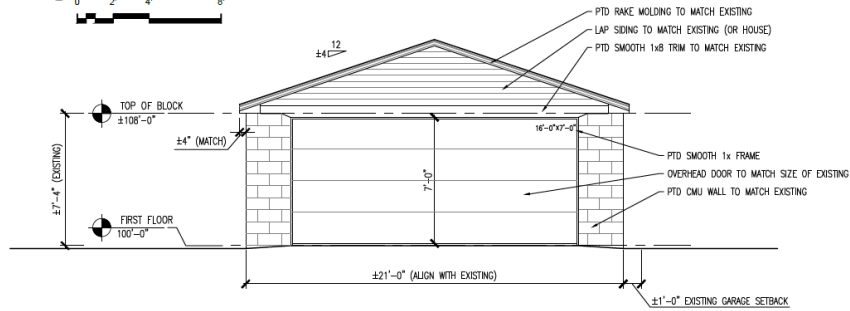
2025DV1005 ; Site Plan (detail)



2025DV1005 ; Elevations (East/West)



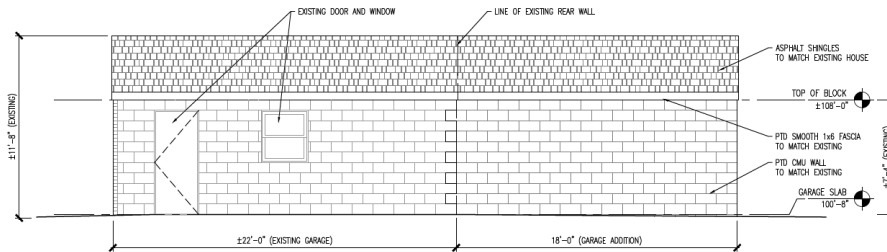
1
East (Front) Exterior Elevation
1/4"=1'-0"
0 2' 4' 8'



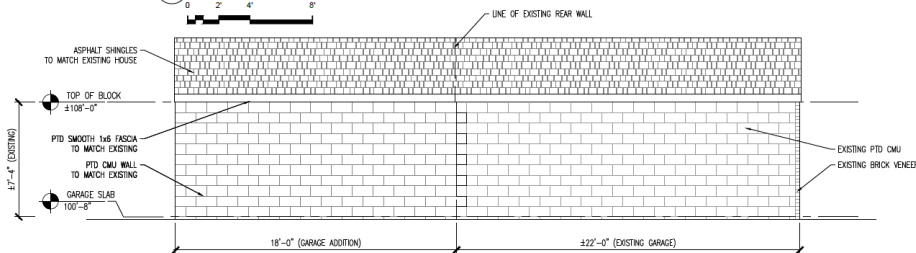
2
West (Rear) Exterior Elevation
1/4"=1'-0"
0 2' 4' 8'

Mehlhop Garage Addit
6462 N. Broadway St., Indiana
03

2025DV1005 ; Elevations (North/South)



3
North Exterior Elevation
1/4"=1'-0"
0 2' 4' 8'



4
South Exterior Elevation
1/4"=1'-0"
0 2' 4' 8'

ccid
LD ARCHITECTURE

Mehlhop Garage Addition
6462 N. Broadway St., Indianapolis, IN
03.06.2025



Department of Metropolitan Development
 Division of Planning
 Current Planning

2025DV1005 ; Findings of Fact

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

similar rear and side setback conditions for accessory buildings already exist within the neighborhood.

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:

similar rear and side setback conditions for accessory buildings already exist on neighboring properties.

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

the existing garage is too close to the existing residence to expand the garage within the allowable side setbacks and connect with the existing drive.

The existing garage is too close to the rear setback and the 50% allowable extension is not adequate to provide enough additional depth for tandem parking.

2025DV1005 ; Photographs



Photo 1: Subject Site Viewed from East



Photo 2: Adjacent Property to East

2025DV1005 ; Photographs (continued)



Photo 3: Adjacent Property to South



Photo 4: Adjacent Property to North

2025DV1005 ; Photographs (continued)



Photo 5: Subject Site Viewed from West



Photo 6: Adjacent Property to North (Viewed from Alley)

2025DV1005 ; Photographs (continued)



Photo 7: Adjacent Property to Northwest



Photo 8: Adjacent Property to Southwest