



BOARD OF ZONING APPEALS DIVISION I

November 4, 2025

Case Number: 2025-DV1-042
Address: 8415 West Washington Street (approximate address)
Location: Wayne Township, Council District #17
Zoning: I-1
Petitioner: Greg and Seth Dotson
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two industrial buildings resulting in a 40-foot eastern transitional yard and a 20-foot west side yard setback (50-foot side transitional yard, 30-foot side yard setbacks required).

Current Land Use: Undeveloped.

Staff Recommendation: Staff recommends denial of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously automatically continued from the October 7, 2025, hearing, to the November 4, 2025, hearing, at the request of a property owner remonstrator.

STAFF RECOMMENDATION

Staff recommends **denial** of this petition.

PETITION OVERVIEW

- ◇ This undeveloped subject site is approximately 3.5 acres and zoned I-1. The Comprehensive Plan recommends office industrial mixed uses for the site.
- ◇ The side yard setback is the distance between the side lot line and primary building or other structures. Side yard setbacks are essential, especially in industrial uses, because of potential hazards such as noise, increased traffic, waste, fumes, or other industrial by-products.
- ◇ The petitioner is requesting a reduction in both side yard setbacks to allow a third row of parking spaces. The spaces would be located in between two (2) proposed 18,150 sf warehouse/flex space/workspace buildings (rental units).
- ◇ Due to a D-3 Dwelling zoning district adjacent to the east of the subject site, the property has to meet the 50-foot side transitional yard setback to allow additional spacing to separate Protected Districts from the industrial uses.

- ◇ The Ordinance requires one (1) parking space per 1,000 sf for the type of Industrial Use proposed on this site. The proposed buildings combined will be 36,300 sf, meaning they are required to have a total of 37 parking spaces.
- ◇ The current site plan shows approximately 90 parking spaces.
- ◇ Staff is recommending denial of this variance petition. If approved the reduction in the normal setback and the transitional yard to the east, would be completely removing all separation between the differing uses in this area. There is sufficient space on the site to construct one building to provide sufficient parking and still meet the required setbacks.
- ◇ The desire to develop two (2) buildings with potential tenant spaces, and additional parking resulting in the need for the reduced setbacks is not a requirement of the Ordinance, but instead is self-imposed by the petitioner's proposed development.
- ◇ Approving this variance will result in a large parking area for two (2) speculative buildings, with no predictors for the type of business or amount of traffic on the site and has the potential to become a large unused hard surfaced area, destroying a significant amount of green space in an area that already lacks it.

GENERAL INFORMATION

Existing Zoning	I-1	
Existing Land Use	Undeveloped	
Comprehensive Plan	Office / Industrial Mixed Use	
Surrounding Context	<u>Zoning</u>	Surrounding Context
	North: C-S	Community Commercial
	South: SU-46	Airport related uses
	East: D-3	Undeveloped
	West: C-3	Undeveloped
Thoroughfare Plan		
West Washington Street	Primary Arterial	118-foot existing and proposed right-of-way.
North Perimeter Road	Special Corridor	50-foot existing and proposed right-of-way.
Context Area	Metro area	
Floodway / Floodway Fringe	No	
Overlay	N/A	
Wellfield Protection Area	No	
Site Plan	August 4, 2025	
Elevations	August 4, 2025	
Plan of Operation	August 4, 2025	
Findings of Fact	August 4, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends Office / Industrial Mixed Uses for the site.
- The Office / Industrial Mixed-Use typology is intended to provide for light industrial, distribution, and office uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. The typology is characterized by groups of buildings within office/warehouse parks. Examples of typical uses include warehousing, wholesaling, research, and development facilities, testing and evaluation facilities, offices, education resource centers, assembly of high technology products, and conference centers. Industrial or truck traffic should be separated from local/residential traffic in 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

2025-DV1-009; 8415 West Washington Street (subject site), requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two buildings, resulting in 20-foot side yard setbacks, **withdrawn**.

2020-ZON-057; 8639 and 8415 West Washington Street (subject site), requested the Rezoning of 1.37 acres from the C-3 district to the I-1 district, **approved**.

2018-ZON-039; 8415 West Washington Street (subject site), requested the Rezoning of 3.6 acres from the C-4 district to the C-7 classification, **denied**.

2024-CZN-819; 8215 West Washington Street (east of site), requested the Rezoning of 2.7 acres from the SU-46 district to the I-1 district for light industrial uses, **approved**.

2024-CVR-819; 8215 West Washington Street (east of site), requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 25,730 square feet of outdoor storage and approximately 140 feet from a protected district to the west and 400 feet from a protect district to the east, **granted**.

2022-DV1-030; 8501 West Washington Street (west of site), requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 105,000-square foot industrial building with parking totaling more than 10% of the front yard area and located within the front transitional yard, **withdrawn**.

2022-CVR-827; 8501 West Washington Street (west of site), requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 105,000-square foot industrial building with parking totaling more than 10% of the front yard area and located within the front transitional yard, **approved**.

2021-ZON-068; 8215 West Washington Street (east of site), requested the Rezoning of 2.625 acres from the SU-46 district to the I-1 district, **Withdrawn**.

2017-ZON-069; 8516 West Washington Street (west of site), requested the Rezoning of 1.96 acres from the SU-1 and D-3 districts to the C-7 classification, **Withdrawn**.

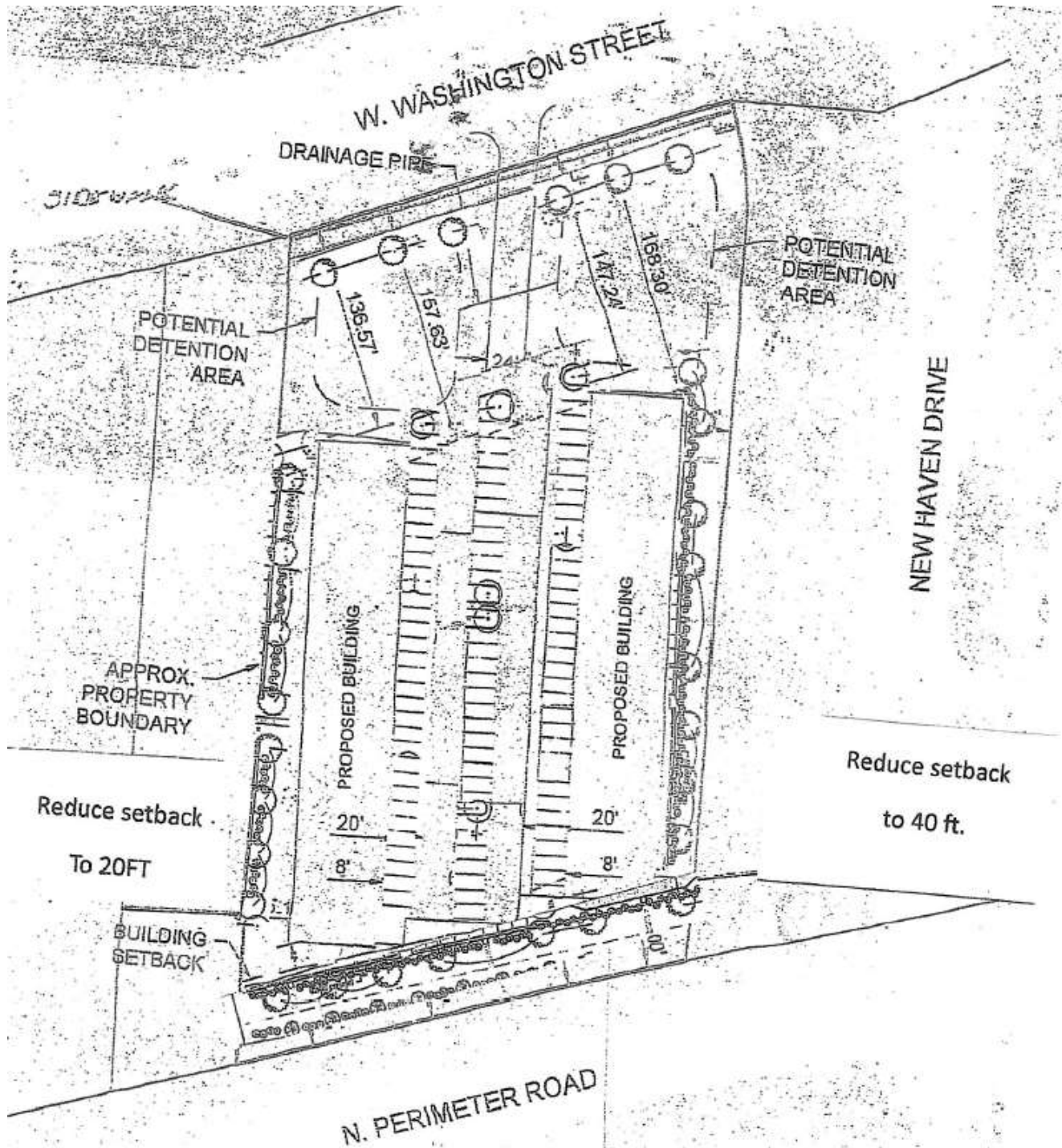
RU

EXHIBITS

Location Map



Site Plan



Elevations as proposed for 2020-ZON-057

NORTH + EAST ELEVATION

3d View for Greg Dotson copy 1



Plan of Operation

PLAN OF OPERATION

WORKFORCE

THE BUILDINGS CONSIST OF RENTAL SPACES. WE CANNOT PREDICT NUMBER OF WORKERS

SOME WORK WILL BE ONSITE, OTHERS JUST RETURN FOR SUPPLIES

WHERE THEY WILL PARK IS THE REASON FOR THIS PETITION

WE WILL BE INSTALLING SECURITY CAMERAS LINKED TO IPD, PER ZONING COMMITMENT

CLIENTS/CUSTOMERS

AGAIN, WE CANNOT PREDICT CLIENTS AND CUSTOMERS, MOST TENANTS ARE SERVICE RELATED WITH NO CUSTOMERS

AGAIN, WHERE CLIENTS AND CUSTOMERS WILL PARK IS THE REASON FOR THIS PETITION

PROCESSES ON SITE

AGAIN, CANNOT PREDICT

MATERIALS USED

OUR LEASES STATE NO HAZARDOUS MATERIALS ON SITE AND WE SCREEN OUR TENANTS TO MAKE SURE

SHIPPING AND RECEIVING

MOST TENANTS GET UPS AND FEDEX DELIVERIES, SOME AN OCCASIONAL SHORT SEMI

WASTE

AGAIN, WE SCREEN OUR TENANTS – NO HAZARDOUS WASTE, SOME DO RECYCLE



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:

REQUEST IS CONSISTENT WITH OTHER PROPERTIES IN THE AREA

CONSISTANT WITH APPROVAL GRANTED 2024-CVR-819

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:

REQUEST IS CONSISTENT WITH OTHER PROPERTIES IN THE AREA

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

CURRENT SET BACKS CUT PARKING SPACE TO

THE BUILDINGS ARE GOING TO BE 55 X 330 WITH 11- 30 X 55 BAYS

WITH BAY DOORS THERE ARE ONLY 2 SPOTS PER UNIT. A CENTER ROW OF PARKING IS NEEDED

Photographs



Subject site, looking north from Perimeter Road.



Subject site, looking southeast from West Washington Street.