



**BOARD OF ZONING APPEALS DIVISION II**

**August 13, 2024**

**Case Number:** 2024-DV2-025  
**Property Address:** 1670 Columbia Avenue (approximate address)  
**Location:** Center Township, Council District #13  
**Petitioner:** Karissa Grove, by Justin Kingen  
**Current Zoning:** D-8 / SU-1  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for vertical addition and conversion of a single-family dwelling into a two-unit-multi-unit house resulting in a three-foot corner side yard setback (eight-feet required) and a four-foot south side yard setback (five-feet required) and a third story (limited to 2.5 stories).  
**Current Land Use:** Residential  
**Staff Recommendations:** Staff has no recommendation for this petition  
**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

**ADDENDUM FOR AUGUST 13, 2024 BZA DIVISION II HEARING**

- This petition was continued to the August 13, 2024 BZA Division II hearing.
- The petitioner is seeking an additional continuance to the September 10, 2024 BZA Division II hearing to potentially change the request which would require new notice.

**STAFF RECOMMENDATION**

- Staff recommends of this petition

**PETITION OVERVIEW**

- This petition would ---

**GENERAL INFORMATION**

Existing Zoning	--	
Existing Land Use	--	
Comprehensive Plan	--	
Surrounding Context	<u>Zoning</u>	<u>Surrounding Context</u>
North:		North:
South:		South:
East:		East:
West:		West:
<b>Thoroughfare Plan</b>		
Enter Street(s)	Enter Thoroughfare	___ feet of right-of-way existing and ___ feet proposed
Context Area	Compact or Metro	
Floodway / Floodway Fringe	Yes or No	
Overlay	Yes or No	
Wellfield Protection Area	Yes or No	
Site Plan		
Site Plan (Amended)		
Elevations		
Elevations (Amended)		
Landscape Plan		
Findings of Fact		
Findings of Fact (Amended)		

**COMPREHENSIVE PLAN ANALYSIS**

Comprehensive Plan



- Marion County Land Use Plan Pattern Book

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**Pattern Book / Land Use Plan**

- The Marion County Land Use Plan pattern Book recommends the                    typology for this site.

**Red Line / Blue Line / Purple Line TOD Strategic Plan**

- Enter Recommendation by TOD Plans or “Not Applicable to the Site.”

**Neighborhood / Area Specific Plan**

- Enter Recommendation by Pattern Book or “Not Applicable to the Site.”

**Infill Housing Guidelines**

- Enter Recommendation by IHG or “Not Applicable to the Site.”

**Indy Moves**

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

- Enter Recommendation by Indy Moves Plans or “Not Applicable to the Site.”



## ZONING HISTORY

### ZONING HISTORY – SITE

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### ZONING HISTORY – VICINITY

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**EXHIBITS**

Enter any photographs or site plans