



BOARD OF ZONING APPEALS DIVISION II

August 13, 2024

Case Number: 2024-DV2-016

Property Address: 921 East 24th Street (approximate address)

Location: Center Township, Council District #8

Petitioner: Angela Davis, by Sharmin Frye

Current Zoning: D-8

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 34-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted), with a three-foot west side yard setback (five feet required) and a front-loaded garage (prohibited along terrace frontages) resulting in an open space of 24 percent (40 percent required).

Current Land Use: Vacant

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 July 9, 2024 BZA Division II hearing and then to the August 13, 2024 hearing to allow for additional review.
- The petitioner is requesting an additional continuance to the September 10, 2024 BZA Division II which would be without additional notice unless new variances are requested.

STAFF RECOMMENDATION

- Staff has no recommendation for this petition

PETITION OVERVIEW

- This petition would provide for the construction of a 34-foot tall, three-story single-family dwelling (maximum 2.5-story dwelling permitted), with a three-foot west side yard setback (five feet required) and a front-loaded garage (prohibited along terrace frontages) resulting in an open space of 24 percent (40 percent required).

GENERAL INFORMATION

Existing Zoning	--	
Existing Land Use	--	
Comprehensive Plan	--	
Surrounding Context	Zoning	Surrounding Context
North:		North:
South:		South:
East:		East:
West:		West:
Thoroughfare Plan		
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