

BOARD OF ZONING APPEALS DIVISION II

March 11, 2025

Case Number: 2025-DV2-006
Property Address: 8201 Englewood Road (approximate address)
Location: Washington Township, Council District #2
Petitioner: John & Diane Cowger, by Chris Schmidt
Current Zoning: D-S

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a seven-foot north side yard setback and 14-foot aggregate side yard setback (minimum 15-foot, aggregate 35-foot side yard setback required) with a 51-foot front yard setback from Englewood Road (60-feet required) and a parking area within the front yard exceeding 30-feet in width (not permitted).

Current Land Use: Residential

Staff Recommendations: Staff recommends approval for this petition

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This is the first public hearing for this petition.

STAFF RECOMMENDATION

- Staff recommends approval of this petition

PETITION OVERVIEW

- This petition would allow for the construction of an attached garage with a seven-foot north side yard setback and 14-foot aggregate side yard setback (minimum 15-foot, aggregate 35-foot side yard setback required) and a 51-foot front yard setback from Englewood Road (60-feet required). Aggregate setbacks refer to the cumulative total of all side setback distances added together.
- The revised site plan, file-dated March 4, 2025, indicates the reduction of the proposed driveway width to approximately 28 feet. Therefore, the request for an increased driveway width exceeding 30 feet is no longer necessary and can be removed from the petition.
- The subject site is zoned D-S and is approximately 0.6 acres, which is less than the lot area standard of 1 acre for the D-S district. The D-S district is intended for suburban areas where it is desirable for mostly low-density development. A typical density of D-S districts is 0.5 units per acre. Staff finds the

reduced lot size to represent a practical difficulty with regards to the petitioner’s ability to meet the D-S setback standards, which are designed for lots much larger than the site in question. Further, Staff finds the three (3) setback requests to be minor in nature, and a reasonable request given the constraints of the property. Lastly, with the petitioner agreeing to alter the driveway width to compliant specifications, Staff is unopposed to the petition.

GENERAL INFORMATION

Existing Zoning	D-S	
Existing Land Use	Residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Surrounding Context
	North: D-S	North: Residential
	South: D-S	South: Residential
	East: SU-2	East: High School
	West: D-S	West: Residential
Thoroughfare Plan		
Englewood Road	Local Street	50 feet of right-of-way existing and 50 feet proposed
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	2/10/25	
Site Plan (Amended)	3/4/25	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	2/10/25	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book
- Infill Housing Guidelines

Pattern Book / Land Use Plan



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

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

N/A

ZONING HISTORY – VICINITY

2024DV1013; 1801 East 86th Street (north of subject site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of two wall signs on elevations that do not face a street (required), **approved**.

EXHIBITS





