

**BOARD OF ZONING APPEALS DIVISION I**

**May 6, 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 Recommendations:** Staff recommends **approval** of this petition.

**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

**4/1:** 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 1<sup>st</sup> hearing date. Staff will request a continuance to the May 6<sup>th</sup> date of Division I.

**STAFF RECOMMENDATION**

Staff recommends **approval** of this petition.

**PETITION OVERVIEW**

- 6445 North Illinois Street is a residential parcel within the Town of Meridian Hills that is currently improved with a single-family residence and one-car, attached garage within the northern side yard. The home appears to have had the same footprint and driveway access for decades, and surrounding land uses are also comprised of single-family residences.
- Approval of this petition would allow for a rear addition to the existing home and attached garage which would allow for interior parking of two (2) vehicles while also reducing the current side and rear yard setbacks. Meridian Hills has distinct zoning regulations within the Ordinance that dictate allowable setbacks, and the placement of this property within the Class R-1 district would mean that the applicable side yard setback would be 15 feet. Although D-1 zoning within the Metro

context would typically only require a nine (9) foot setback, the proposed 12-foot side yard setback would not be allowable absent a variance.

- This property is zoned D-1 to allow for estate-style suburban development characterized by generous front yards for trees and a bucolic atmosphere, appropriately served by gently curving roadways and with environmental and aesthetic concerns incorporated and promoted. Similarly, the site is recommended to the Suburban Neighborhood living typology by the Comprehensive Plan to allow for residential uses with a focus on preserving natural corridors and features such as streams, wetlands, and woodlands. Infill Housing Guidelines also indicate that spacing between homes should remain uniform within an established pattern; it does not appear to staff that the proposed addition would substantially alter existing separation patterns.
- Findings of Fact were submitted by the applicant and indicate that the current location of the property would be unable to incorporate a 2-car garage under current rules, and that neighboring properties (some of which fall within the Class R-2 district of Meridian Hills) appear to be developed with structures that maintain similar side yard setbacks. Given that this variance would constitute a minor 20% deviation from the existing standard, would meet both base D-1 and Class R-2 standards, would have minimal impact on existing trees and green spaces in the front and side yards, and wouldn't create any irregular patterns of spacing between structures, staff recommends approval of the request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-1	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	D-1	North: Residential
South:	D-1	South: Residential
East:	D-1	East: Residential
West:	D-1	West: Residential
<b>Thoroughfare Plan</b>		
Illinois Street	Local Street	70-foot existing right-of-way and 50-foot proposed right-of-way
Wellington Road	Local Street	50-foot existing right-of-way and 50-foot proposed right-of-way
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	02/06/2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	

Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	02/06/2025
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 which is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. Natural corridors and features such as streams, wetlands, and woodlands should be treated as focal points for development.

### 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

- Infill Housing Guidelines stipulate that the spacing between houses should establish a pattern along a street in order to allow for maintenance and limit large or uneven gaps between homes.

### 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

**2023DV2003 ; 231 Wellington Road (west of site)**, Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage with an eight-foot east side yard setback and a 25.08-foot rear yard setback (12-foot side yard and 28.5-foot rear yard setbacks required), **approved**.

**2021DV1074 ; 48 W 65<sup>th</sup> Street (north of site)**, Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a primary building addition with a four-foot rear setback and legally establish a patio with a 10-foot rear setback (15% of the depth of the lot, but no more than 30-feet required), **approved**.

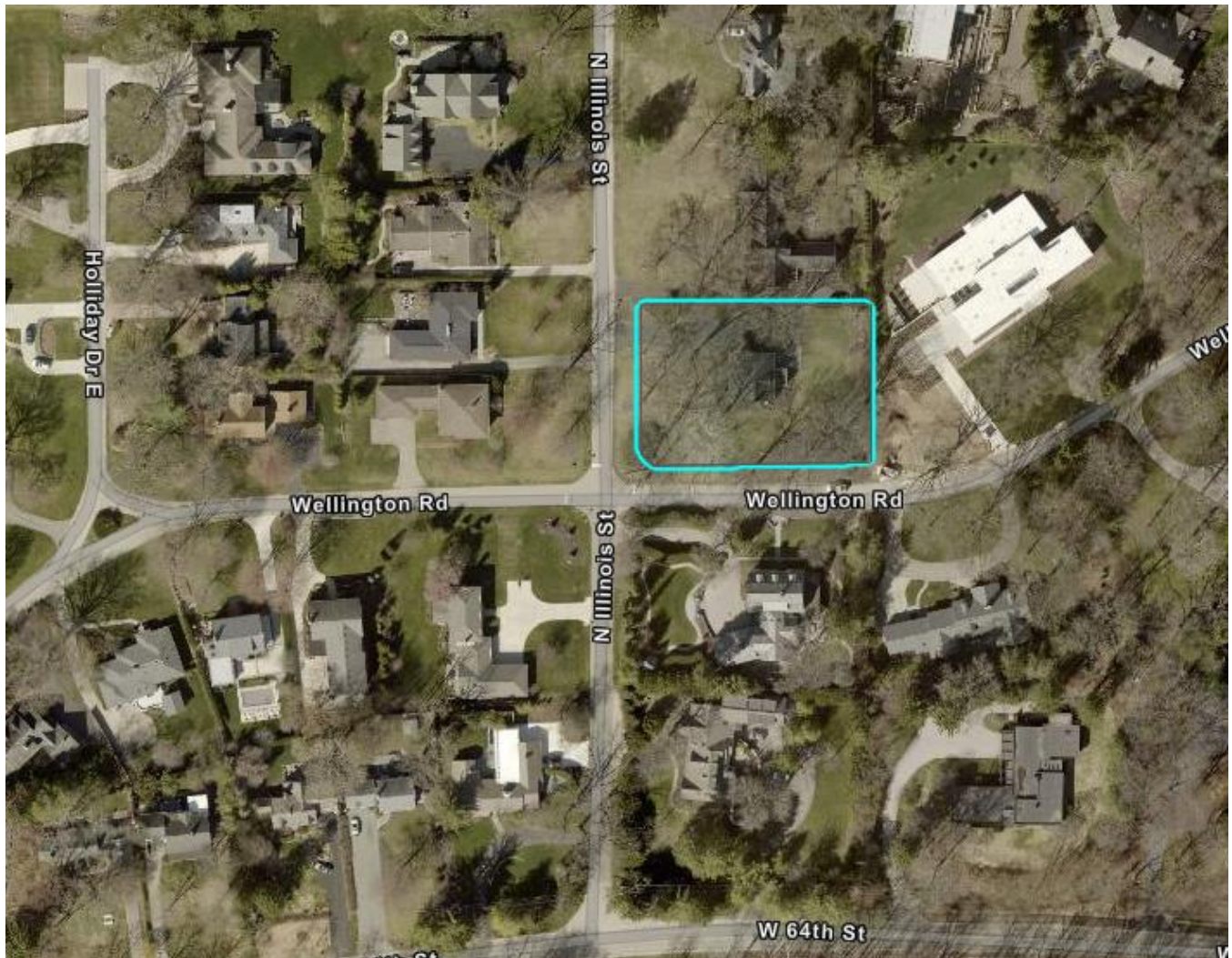
**2012HOV044 ; 95 Wellington Road (south of site)**, Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a rear yard setback of 17.45 feet (21-foot rear setback required in the R-1 district), **approved**.

**2010HOV001 ; 100 W 64<sup>th</sup> Street (southwest of site)**, Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 10.917-foot side setback (12-foot side setback required), **approved**.

**2006DV3009 ; 6470 N Illinois Street (northwest of site)**, Variance of the Dwelling Districts Zoning Ordinance to provide for the construction of a single family dwelling with a 25-foot front setback (minimum 38-foot front setback required), **approved**.

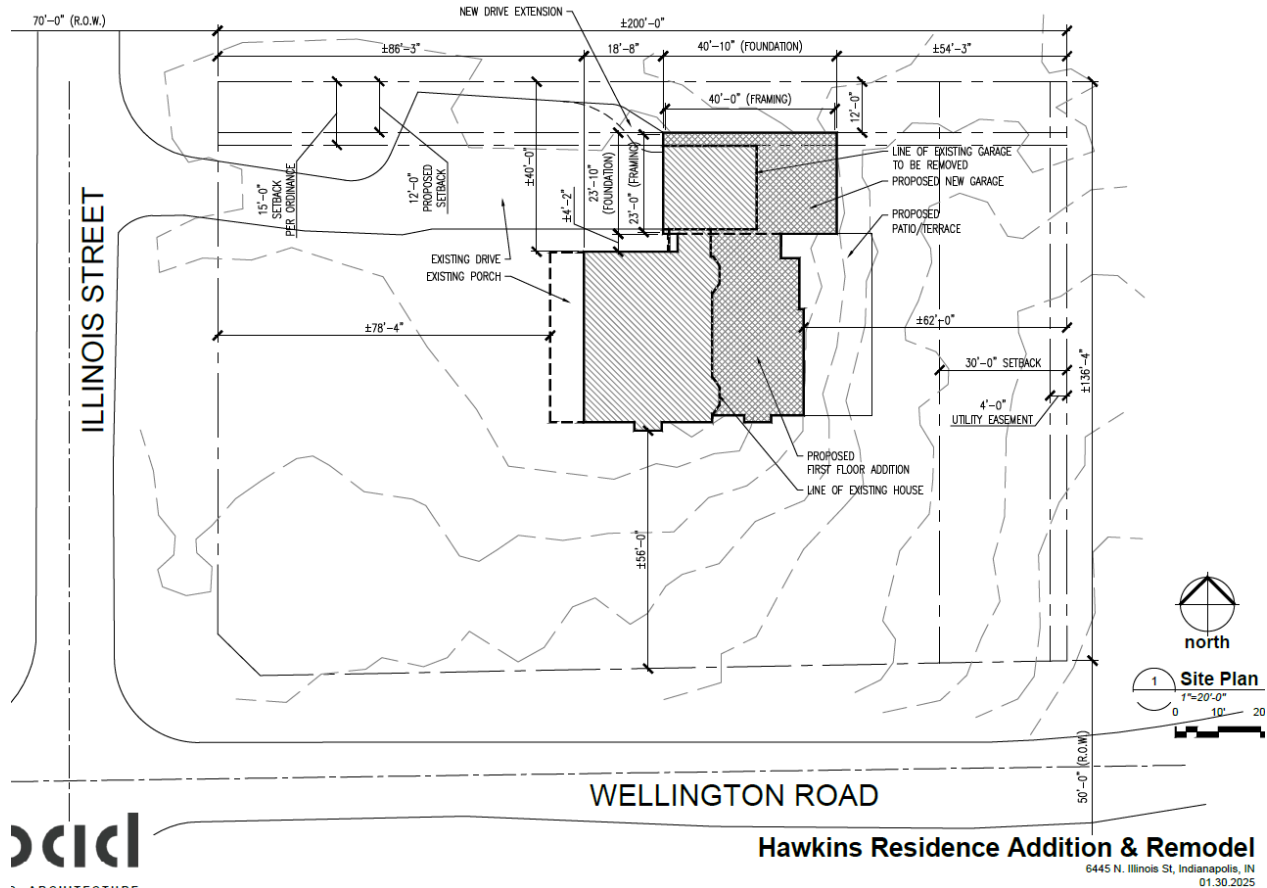
EXHIBITS

2025DV1011 ; Aerial Map





## 2025DV1011 ; Site Plan



## 2025DV1011 ; Findings of Fact

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

there are similar as well as smaller existing setback conditions on the same street. The lots on the opposite side of Illinois Street are a different Meridian Hills zoning classification and the minimum setback for those properties is the same as what the petitioner has requested.

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:

there are similar as well as smaller existing setback conditions on the same street. The lots on the opposite side of Illinois Street are a different Meridian Hills zoning classification and the minimum setback for those properties is the same as what the petitioner has requested.

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

there is not enough width between the existing residence and the side setback per the ordinance to provide a garage that accommodates two standard sized vehicles side by side.

**2025DV1011 ; Photographs**



Photo 1: Subject Site Viewed from West



Photo 2: Subject Site Viewed from South



**2025DV1011 ; Photographs (continued)**



Photo 3: Current Garage Viewed from West



Photo 4: Adjacent Property Line to North of Subject Site



**2025DV1011 ; Photographs (continued)**



Photo 5: Adjacent Property to West



Photo 6: Adjacent Property to East