

BOARD OF ZONING APPEALS DIVISION I

May 6, 2025

Case Number: 2025-DV1-015

Property Address: 909 North Pershing Avenue (approximate address)

Location: Wayne Township, Council District #12

Petitioner: Indianapolis Neighborhood Housing Partnership, by Jeff Hasser

Current Zoning: D-8

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on an existing foundation (not permitted) with a zero-foot north side yard setback (three-feet required) and a patio and walkway with zero-foot south side yard setback (minor residential features not permitted within two feet of any side lot line).

Current Land Use: Vacant

Staff Recommendations: Staff recommend approval of this petition.

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This petition was continued from the April 1, 2025 hearing to the May 6, 2025 hearing due to an unexpected Administrative error.

STAFF RECOMMENDATION

- Staff recommends approval of this petition.

PETITION OVERVIEW

- This petition would allow for the construction of a single-family dwelling on an existing foundation (not permitted) with a zero-foot north side yard setback (three-feet required) and a patio and walkway with zero-foot south side yard setback (minor residential features not permitted within two feet of any side lot line).
- The subject site is improved with a vacant one-story house which is proposed to be torn down and replaced with a new residence using the existing foundation and the existing walkway and patio along the south side of the residence. The existing house was built in approximately 1910 and predates the Zoning Ordinance.
- The Ordinance standards for setbacks are in place to provide sufficient spacing in between buildings when needed, and to maintain consistent form and character of the surrounding area. With regards

to building spacing and setbacks, the Infill Housing Guidelines recommends reinforcing the existing spacing on the block, leaving room for maintenance, and maintaining consistent form. With reduced side setbacks existing for a significant number of houses in the surrounding area, Staff believes that the proposal would be in accordance with these recommendations. Further, with the proposal calling for reutilizing the existing foundation which would result in the new house maintaining the existing setbacks, Staff finds the request to be reasonable and minor in nature that will have minimal impact on adjacent properties. For these reasons, Staff is unopposed to the request.

GENERAL INFORMATION

| | | |
|----------------------------|--------------------------------|---|
| Existing Zoning | D-8 | |
| Existing Land Use | Vacant | |
| Comprehensive Plan | 5-8 Residential Units per Acre | |
| Surrounding Context | <u>Zoning</u> | Surrounding Context |
| | North: D-5 | North: Single-family residential |
| | South: C-1 | South: Single-family residential |
| | East: D-5 | East: Single-family residential |
| | West: C-1 | West: Single-family residential |
| Thoroughfare Plan | | |
| North Pershing Avenue | Local Street | 48 feet of right-of-way existing and 48 feet proposed |
| Context Area | Compact | |
| Floodway / Floodway Fringe | No | |
| Overlay | No | |
| Wellfield Protection Area | No | |
| Site Plan | 3/6/35 | |
| Site Plan (Amended) | N/A | |
| Elevations | N/A | |
| Elevations (Amended) | N/A | |
| Landscape Plan | N/A | |
| Findings of Fact | 3/6/25 | |
| Findings of Fact (Amended) | 3/6/25 | |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Near West Neighborhood Land Use Plan (2014)
- Infill Housing Guidelines

Pattern Book / Land Use Plan

- N/A

Red Line / Blue Line / Purple Line TOD Strategic Plan

- N/A

Neighborhood / Area Specific Plan

- The Near West Neighborhood Land Use Plan recommends 5-8 residential units per acre for this site.

Infill Housing Guidelines

- With regards to setbacks and building spacing, the Infill Housing Guidelines document recommends:
 - Reinforce spacing on the block
 - Leave room for maintenance
 - Limit uncharacteristically large gaps between buildings

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

2024DV1012; Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a zero-foot north side yard setback and a patio and walkway with zero-foot south side yard setback (three-foot side yard setbacks required), **withdrawn**.

2023ZON033C; Rezoning of 909 North Pershing Avenue, totaling 0.12-acre, from the C-1 District to the D-8 District, **approved**.

ZONING HISTORY – VICINITY

89-UV3-102; 763 N Pershing Avenue (south of site), variance of use to provide for the construction of a single-family residence having a front yard setback of forty-two feet (fifty-five feet required, **approved**.

EXHIBITS



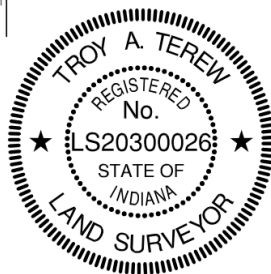
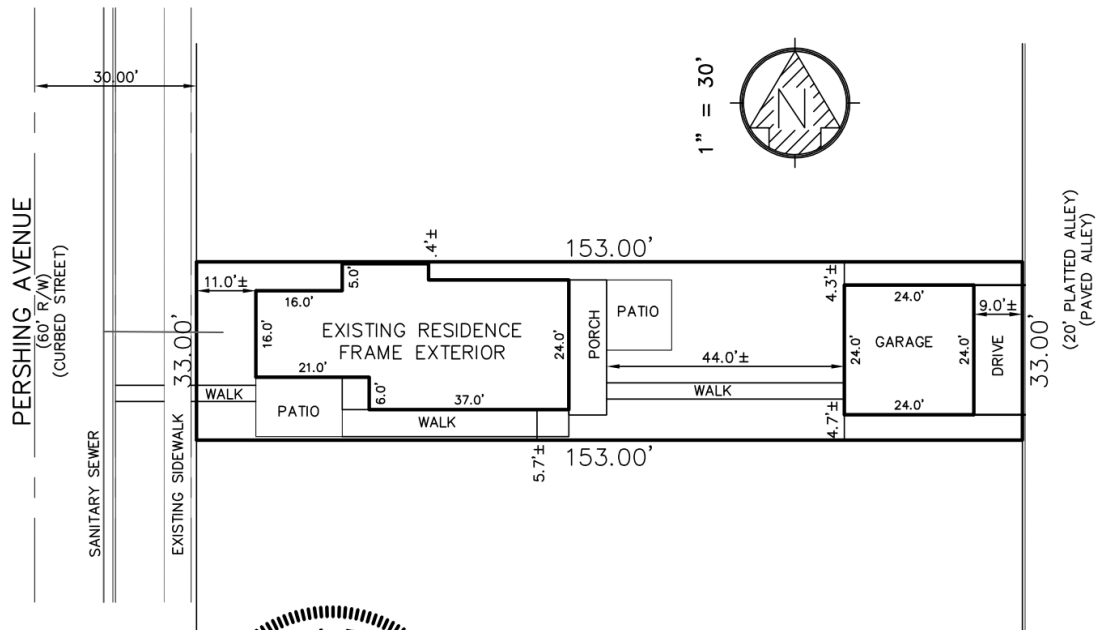
CHRIS BAKER'S
 HAUGHVILLE SUBDIVISION
 PARCEL #9019639
 LOT #18, BLOCK #20

SITE PLAN EXHIBIT

MARION COUNTY, INDIANA
 909 N. PERSHING AVENUE


PREPARED FOR
 INHP

THE IMPROVEMENTS SHOWN ON
 THIS SITE PLAN EXHIBIT ARE AS
 SCALED FROM MARION COUNTY
 GIS DATA.



T. A. T.

000.0 — PROPOSED GRADE
 000.0 — EXISTING GRADE

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|  <p>TRUE NORTH "POINTING YOU IN THE RIGHT DIRECTION"</p> | <p>LAND DEVELOPMENT CONSULTING & LAND SURVEYING SERVICES 11650 Olio Road, Suite#1000-289 Fishers, Indiana 46037 Phone: (317)-841-8754 Fax: (317)-841-8762 E-mail: Troy@Truenorthindy.com</p> | <p>DRWN: TAT JOB#: 23-255</p> | <p>DATE: 03/27/23 REV.:</p> | <p>SCALE: 1" = 30' DOCUMENT SIZE: 8-1/2"x11"</p> |
| | | <p>ZONING: C1 — OFFICE/BUFFER</p> | | |



