

BOARD OF ZONING APPEALS DIVISION I

October 6, 2026

Case Number: 2026-DV1-043
Property Address: 820 West 54th Street
Location: Washington Township, Council District #7
Petitioner: Hannah Able, Pad Architecture
Current Zoning: D-5 (FW)
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit a detached garage in the front yard of an existing single-family detached residence (not permitted).
Current Land Use: Single-Family Residential Dwelling
Staff Recommendations: Staff recommends **approval**
Staff Reviewer: Sam Sparzo, Senior Planner

PETITION HISTORY

First public hearing on this petition

STAFF RECOMMENDATION

Staff recommends **approval** of the request as proposed

PETITION OVERVIEW

- The subject site is zoned D-5 intended for medium- and large-lot housing, primarily single-family detached homes. The D-5 district is part of the Walkable Neighborhood District to advance the Livability Principles and is designed to implement walkable, compact neighborhoods, and well-connected, multi-mode street connectivity.
- The D-5 district follows the form-based development standards listed in Table 742.103.03
 - The petitioner site is a lot that is ~15,000 Square Feet. It is considered a medium Lot with a Detached House.
 - The development standards for a medium lot detached house include setbacks of 7-foot side and 20-foot rear.
- The proposed detached garage, a minor residential structure, shall not be permitted in the front yard (743.306.A.4a). This development meets the side setback requirements (7-feet) that are listed in the development standards for the D5 and walkable neighborhood districts (742.103.03).
- The subject site's rear yard (North) abuts the White River
 - Site is within the 100-year floodway
 - Minor residential structures are permitted within the floodway

- The current site and location of the primary residence prevent a detached garage from being placed behind the home. A compliant location behind the primary residence would not meet the D5 rear setbacks (20-feet), would place a structure closer to the floodplain and the floodway, and the existing structures on the site (primary residence and utility storage shed) would limit maneuverability on the lot and create difficulties entering and exiting the detached garage with vehicles.
- The detached garage would also match the character of the surrounding properties and the larger context area. The neighbors to the east of the petition site have an existing detached garage in the front yard. While the detached garage would be in the front yard, the new structure would have a greater front setback than the neighbor's residence to the west and the neighbor's detached garage to the east.
- The larger context area includes detached garages in the front yard due to their rear yards abutting the White River, floodway, and floodplain.
- The proposed development will match the character of the neighborhood, meet all required sides, rear, and front setbacks, and will be located farther from the White River. The current residences and accessory structures prevent locating the detached garage in any area behind the current single-family home. Therefore, staff recommend **approval** of this variance.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Single-Family Residential Dwelling	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	SU-16	North: White River
South:	D-5	South: Single-Family Residential
East:	D-5	East: Single-Family Residential
West:	D-5	West: Single-Family Residential
Thoroughfare Plan		
West 54 th Street	Local Street	50 Feet ROW
Context Area	Compact	
Floodway / Floodway Fringe	Yes	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	7/31/2026	
Site Plan (Amended)	9/21/2026	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	7/31/2026	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Pattern Book
- Infill Housing Guidelines

Pattern Book / Land Use Plan

- Marion County Land Use Pattern Book recommends the Suburban Neighborhood.

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

- The Infill Housing Guidelines recommend the following when adding onto an existing structure.
 - Consider the context of the block/neighborhoods to help guide the
 - Size,
 - Height,
 - Leave room for maintenance
 - Reinforce the spacing of the existing lots
- The proposal follows the above recommendation and matches the context of the surrounding blocks/neighborhood; therefore, the staff support the variance request.

Indy Moves

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

- Not Applicable to the Site.



ZONING HISTORY

ZONING HISTORY – SITE

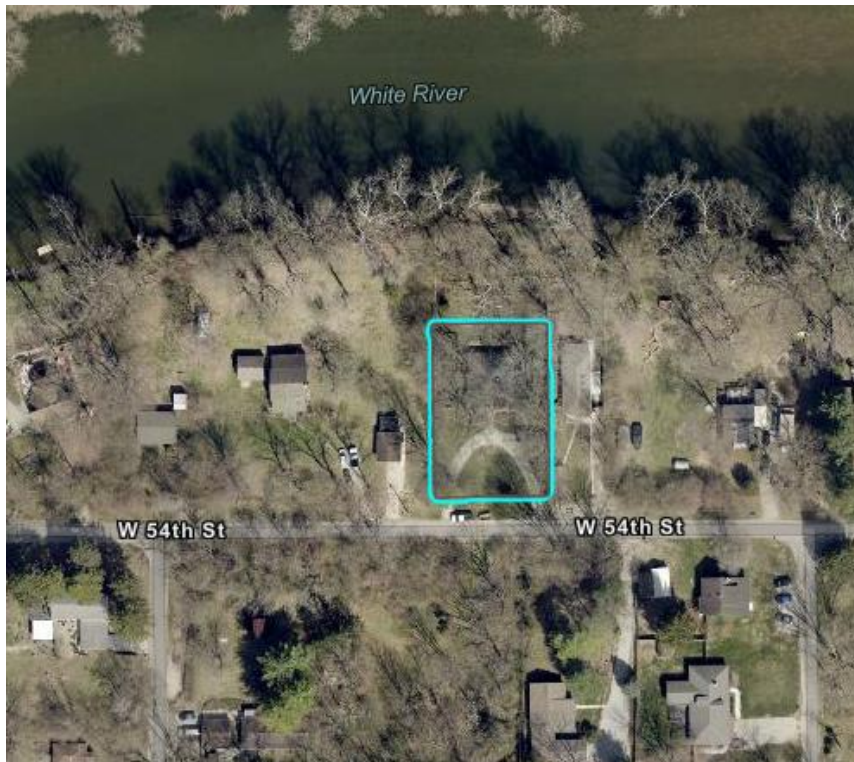
N/A

ZONING HISTORY – VICINITY

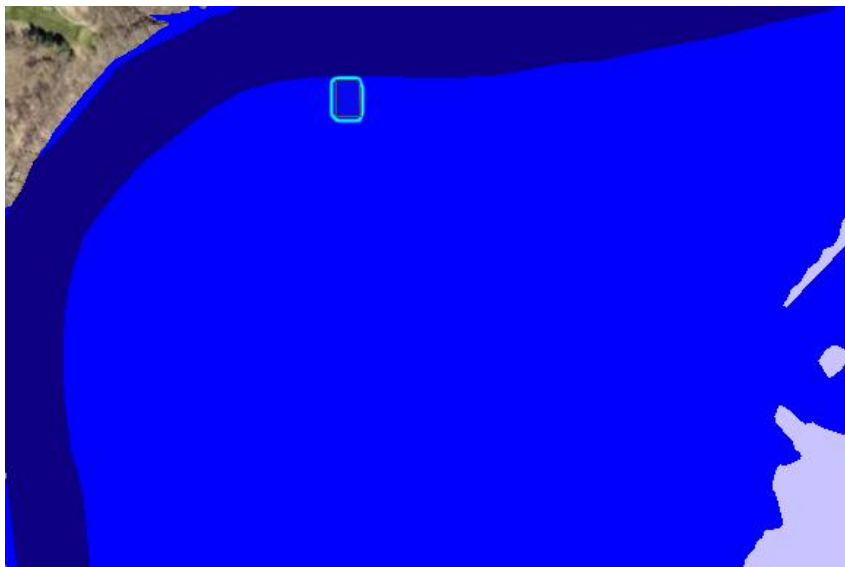
2023DV1055; Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage and secondary dwelling unit, within the front yard (accessory structures not permitted forward of primary building) **approved**

EXHIBITS

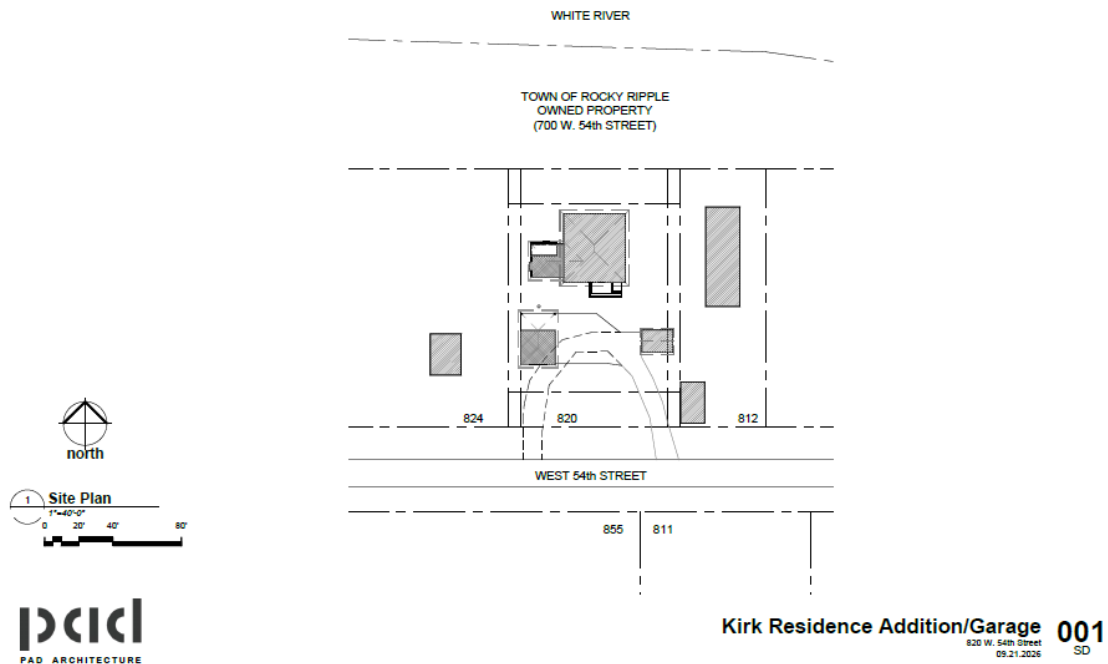
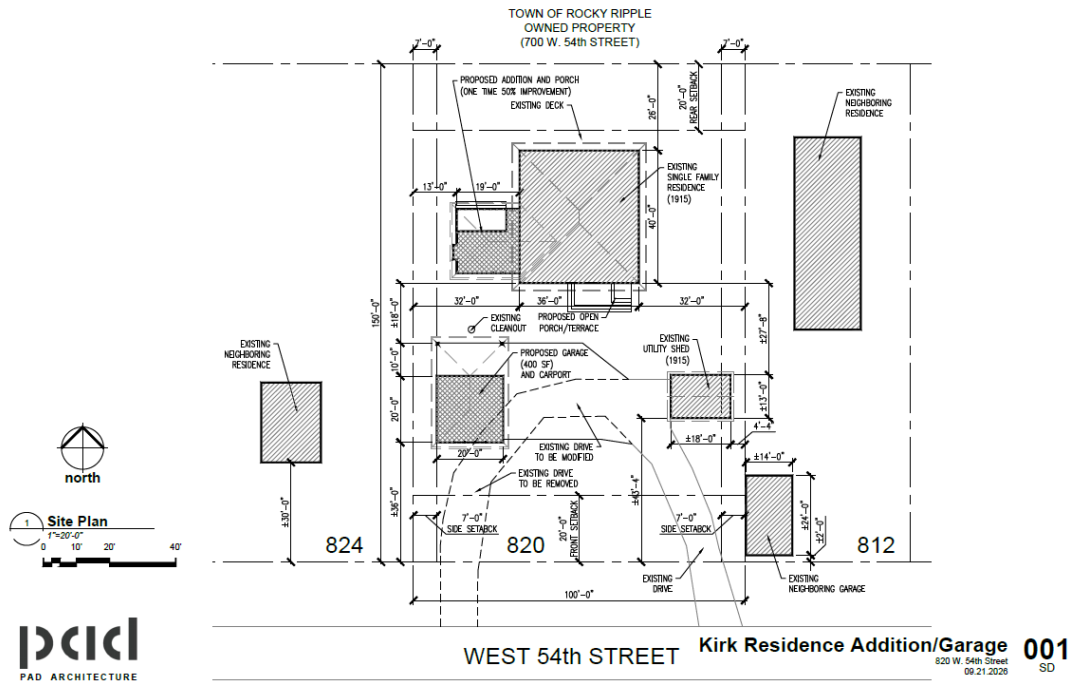
2026DV1043; Aerial Map



2026DV1043; Aerial Map with Flood Zones



2026DV1043; Site Plan



2026DV1043; Site Photos



Subject Site: Facing North from W 54th Street



Subject Site: West side of property, facing north. Location of proposed detached garage



Subject Site: Eastern side of property, facing Northwest. Location of proposed detached garage



Subject Site: Facing north. Existing utility shed and driveway. Limited access to rear yard



Subject Site: Facing East on W 54th Street



Subject Site: Facing West on W 54th Street