

BOARD OF ZONING APPEALS DIVISION I

October 6th, 2026

Case Number: 2026-DV1-046

Property Address: 6145 North Ewing Street (approximate address)

Location: Washington Township, Council District #3

Petitioner: Jonathan L. Mayes and Janna Mayes

Current Zoning: D-S

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a detached accessory structure (detached garage and secondary dwelling unit) with an 8-foot side-yard setback (15-feet required).

Current Land Use: Single-family residence

Staff Recommendations: Staff recommends **approval** of this petition

Staff Reviewer: Adam Skrzyszewski, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition

STAFF RECOMMENDATION

Staff recommends **approval** of this petition

PETITION OVERVIEW

- The petitioner is requesting to permit the construction of a detached 1.5-story 1,152 square-foot accessory structure that will include a garage and secondary dwelling unit. This will be located in the northeastern portion of the yard, and will be connected to the existing driveway. Accessory structures in D-S require a 15-foot side-yard setback, the petitioner is proposing a reduced side-yard setback of 8-feet.
- There is practical difficulty on-site in meeting the 15-foot side-yard setback to the north. If the accessory structure were placed 7-feet further to the south to meet the setback requirement, the location of the proposed structure would be within the septic field. There is no other location on-site for the carriage house to be connected to the driveway, be out of the septic field, meet setback requirements, and be within the rear-yard of the site. The proposed location is the best location possible to meet as many Ordinance and Marion County health code requirements as possible and have ease of access to the proposed structure.

- Per the Infill Housing Guidelines and the Ordinance, Accessory structures and secondary dwelling units should be placed in the rear yard and should be smaller in height and area than the primary home. The proposed carriage house is placed in the rear yard, is 1,152 square-feet compared to the primary dwelling's area of 2,290 square-feet, and is 1.5 stories in height compared to the 2 stories in height of the primary dwelling. The petitioner has indicated that they will meet all other Ordinance requirements pertaining to secondary dwelling units as well:
 - The living space of the secondary dwelling unit will remain 720 square-feet and under per the Ordinance.
 - The petitioner has indicated it will meet the Ordinance requirement of having a maximum height of 24-feet for accessory structures in D-S.
 - The petitioner has also indicated the proposed carriage house's entrance will be visible from the public right-of-way, meeting the Ordinance requirement that secondary dwelling units' entrances must be visible from the public right-of-way.
- The proposed accessory structure's deficient setback would not be out of context in the area. The adjacent properties to the east and south have accessory structures with higher deficiency in setbacks than what the petitioner is requesting. The neighbors of the petitioner to the east and south have what seems to be approximately between a 0- and 5-foot setback from their accessory structures to the petitioner's parcel. This was determined by the site visit and aerial photography, which is attached to the staff report.
- The petitioner's proposed structure will have no adverse effect to the surrounding neighborhood as the proposed structure is consistent with the surrounding context of the neighborhood, and is less deficient in dimensions to surrounding accessory structures. Land values will not be affected by the proposed carriage house as well.
- There are power lines that run on the northern boundary of parcel, above the petitioner's fence. These power lines are 240V, and per AES electrical service standards, the proposed accessory structure must maintain a 5.5-foot setback to the closest wire pole of these power lines. The proposed accessory structure, being 8-feet away from the fence, meets this requirement.
- If the proposed accessory structure were moved south to meet the required side-yard setback of 15-feet, The proposed structure would be within the septic field on-site. The proposed location for the accessory structure is the best location on-site to meet as many Ordinance and County health requirements as possible, while maintaining practical use of the proposed accessory structure; therefore, staff recommends **approval** of 2026-DV1-046.

GENERAL INFORMATION

Existing Zoning	D-S	
Existing Land Use	Single-family residence	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	D-S	North: Single-family residential
South:	D-S	South: Single-family residential
East:	D-S	East: Single-family residential
West:	D-S	West: Single-family residential
Thoroughfare Plan		
North Ewing Street	Local Street	50-foot existing and proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 10 th	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	August 10 th	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Suburban Neighborhood; the proposed accessory structure matches the recommendation of Suburban Neighborhood and has no conflicts with its intended use.

Pattern Book / Land Use Plan

- Accessory Dwelling Units with garages within the Suburban Neighborhood Typology are permitted and are commonly seen throughout the Suburban Neighborhood Typology.

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

- Per the Infill Housing Guidelines, accessory structures should be located behind the primary building, should not overshadow primary buildings, and accessory structures should be coordinated with the primary structure. The proposed accessory structure is accessory in nature, placed behind the primary dwelling, and is coordinated with the driveway and primary dwelling for ease of access.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

2023-CVR-813 ; 6206 North Olney Street (North of proposed site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached accessory structure in the established front yard along 62nd Street (not permitted). **Approved**

2001-HOV-020 ; 3660 East 62nd Street (North of proposed site), Variance of Development Standards of the Sign Regulations to provide for the construction of a 6.9-foot-tall, 47.2 square foot pylon sign located within 40-feet of a dwelling district (pylon signs required to be 600-feet from a dwelling district). **Approved**

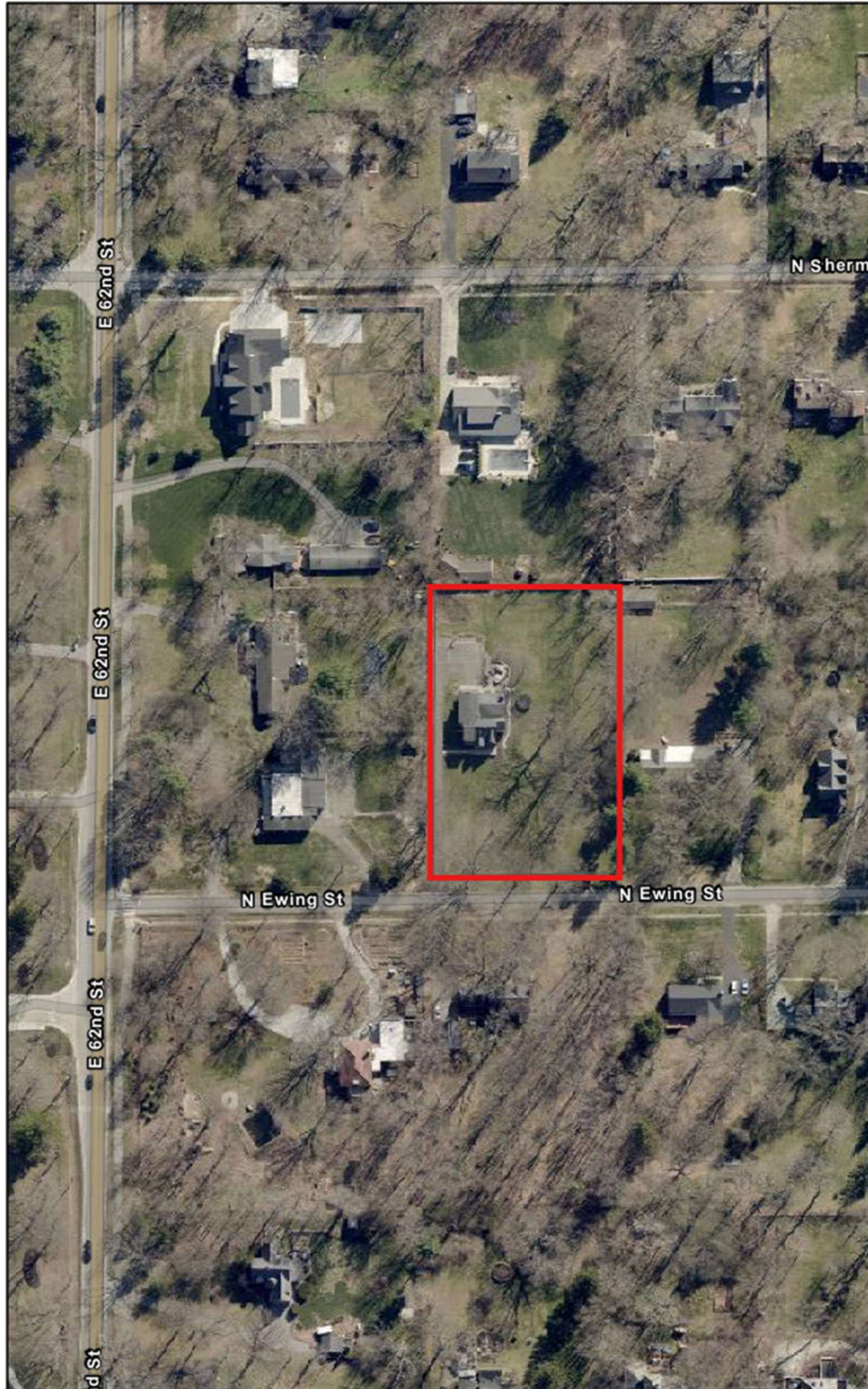
87-HOV-102 ; 6237 North Ewing Street (North of proposed site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a single-family residence on a property that does not have frontage on an improved public street. **Approved**

2008-DV3-011 ; 3778 East 62nd Street (North of proposed site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 264-square foot detached accessory structure with a six-foot east side setback (minimum fifteen-foot side setback required). **Approved**

2000-DV2-003 ; 6109 North Chester Avenue (Southeast of proposed site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 30 by 21.5 foot addition to an exiting single-family residence, with a front-yard setback of 5-feet (minimum 25-feet required), and an aggregate side-yard setback of 30-feet (minimum 35-feet required). **Approved**

EXHIBITS

6145 N Ewing St current aerial

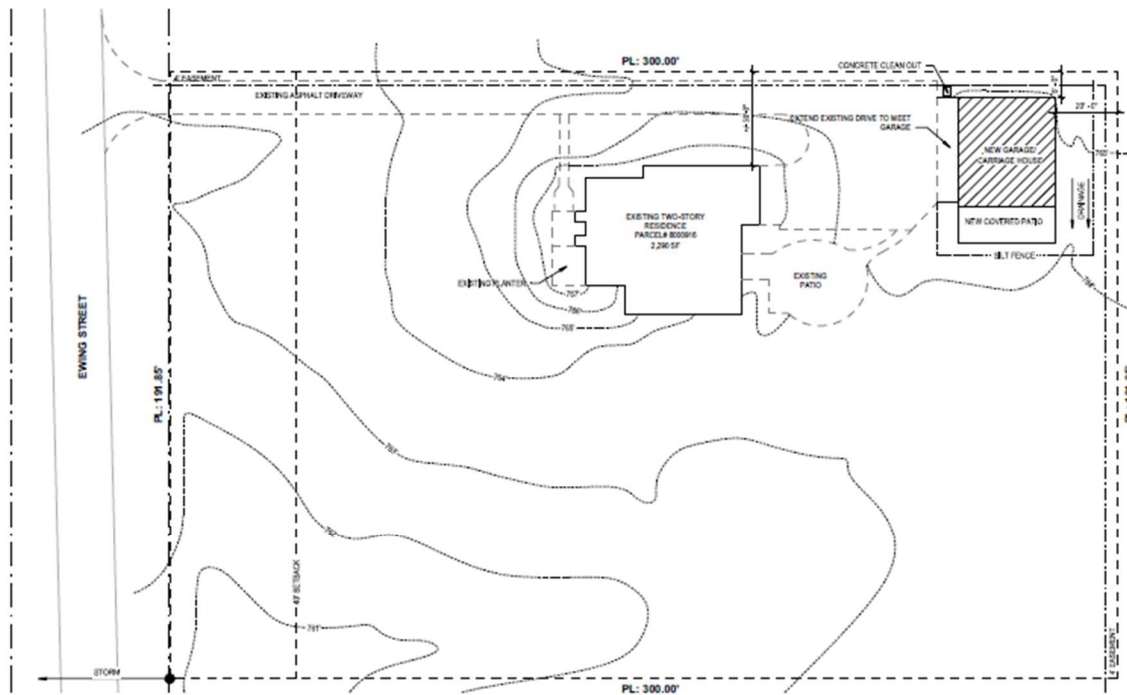


1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
IGIO, Microsoft, Vantor, Esri Community Maps Contributors, City of Indianapolis Marion Co. © OpenStreetMap, Microsoft, Esri, TomTom, Garmin.

9/11/2026

SITE PLAN LEGEND

---	PROPERTY LINE
- - -	SETBACK
~ ~ ~	TOPOGRAPHY
- . - . -	SILT FENCE
=====	RIGHT OF WAY EASEMENT



SITE PLAN

1" = 20'-0"

NOTE: DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONFIRMED ON SITE OR WITH A SURVEY.

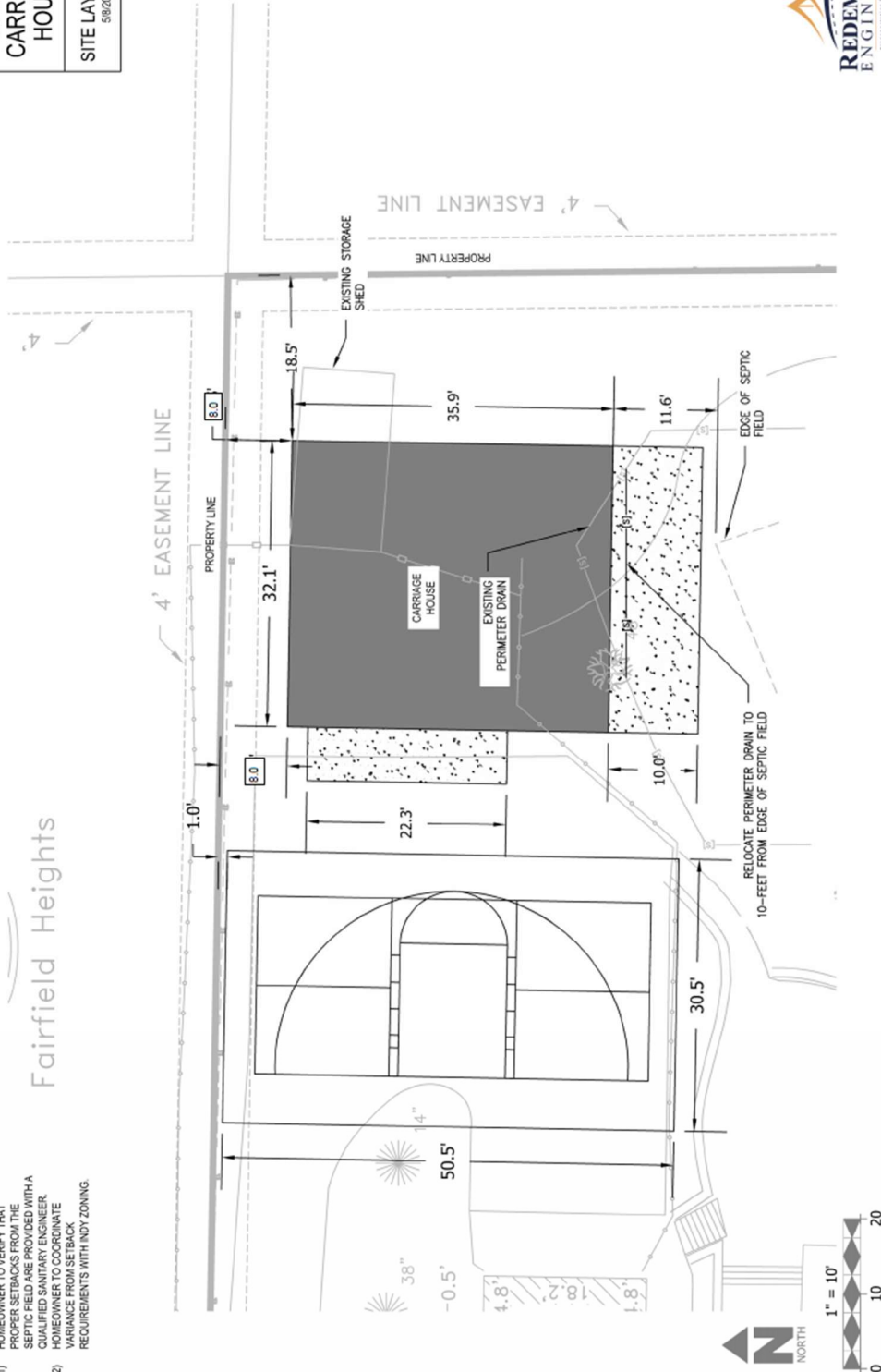
MAYES
 CARRIAGE
 HOUSE
 SITE LAYOUT B
 5/9/2024



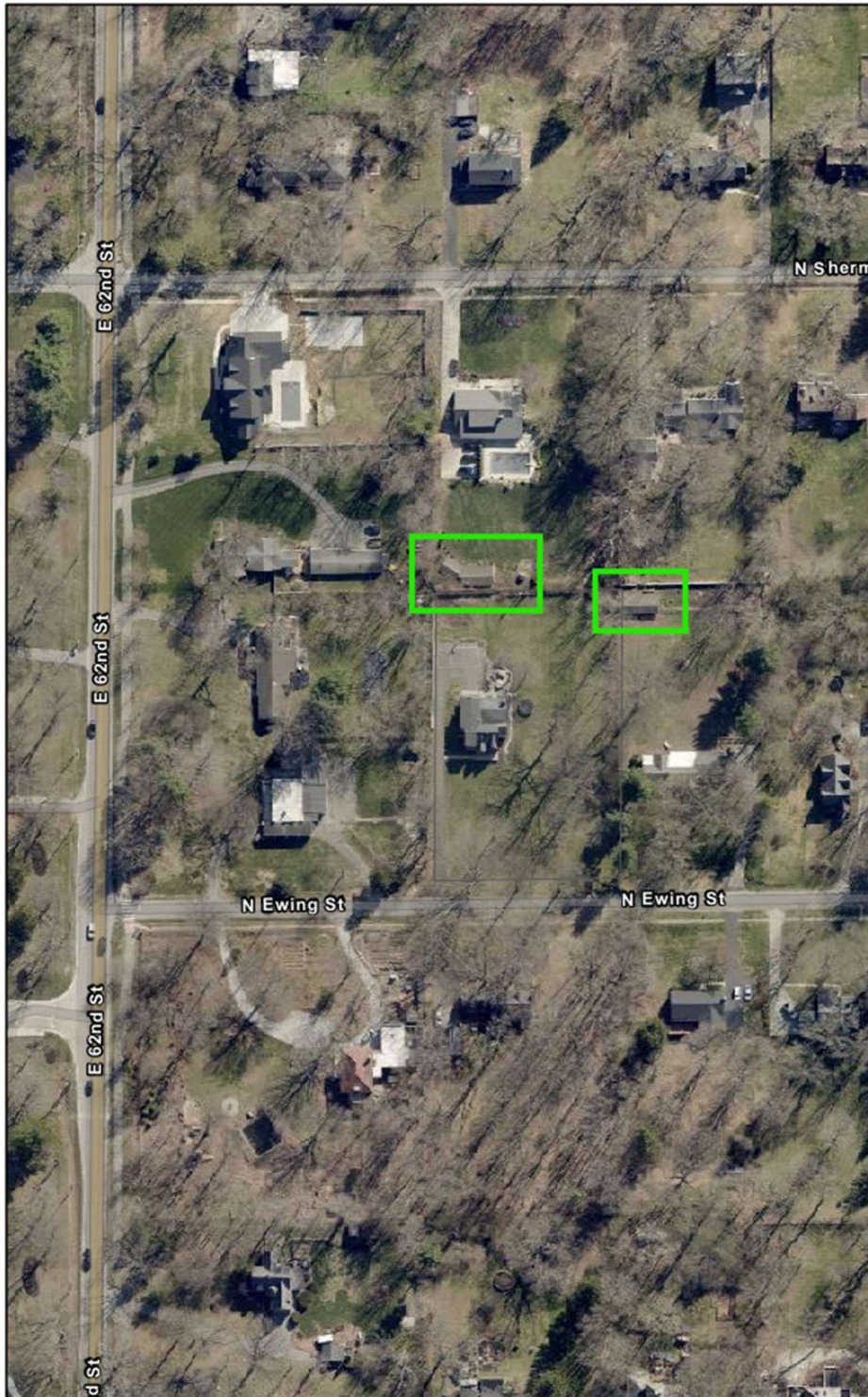
NOTES:

- 1) HOMEOWNER TO VERIFY THAT PROPER SETBACKS FROM THE SEPTIC FIELD ARE PROVIDED WITH A QUALIFIED SANITARY ENGINEER.
- 2) HOMEOWNER TO COORDINATE VARIANCE FROM SETBACK REQUIREMENTS WITH INDY ZONING.

Fairfield Heights



6145 N Ewing St current aerial



1:2,257
 0 0.01 0.02 0.03 0.04 0.05 mi
 0 0.02 0.04 0.09 km
 IGO, Microsoft, Vantor, Esri Community Maps Contributors, City of Indianapolis Marion Co, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin.

Skrzeszewski, Adam

From: Jon Mayes <jlmayes@gmail.com>
Sent: Monday, August 31, 2026 8:11 AM
To: Skrzyszewski, Adam
Subject: Fwd: Mayes Project - 6145 N. Ewing St.

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hi Adam -- Please see the email below with Sam Oskins from AES. As you can see, we have 2.5 feet of clearance above and beyond the necessary 5.5 feet because the line along the northern boundary is a secondary line. I welcome questions you may have. Thanks - Jon

----- Forwarded message -----

From: Samuel Oskins <samuel.oskins@aes.com>
Date: Mon, Aug 31, 2026 at 7:44 AM
Subject: RE: Mayes Project - 6145 N. Ewing St.
To: Jon Mayes <jlmayes@gmail.com>

Sorry, I was mainly focused on the distribution line (7.62kV) along the eastern property line which we need to maintain at least 7.5' from.

The line running along the north side of your property is the "secondary" (240V) that services your home. We only need to maintain 5.5' from that line. Your plans show 8' from that line which satisfies the required 5.5' of horizontal clearance.



Department of Metropolitan Development
Division of Planning
Current Planning



Metropolitan Development Commission
Division of Planning - Board of Zoning Appeals
200 East Washington Street
Indianapolis, IN 46204

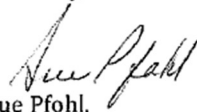
Re: 2026-DV1-046
6145 N Ewing Street
Indianapolis, In

September 9, 2026

Metropolitan Development Commission,

The Greater Allisonville Community Council voted unanimously to support this petition after meeting with Jon Mayes at our monthly GACC meeting last night..

Sincerely,



Sue Pfohl,
President GACC

Site Visit August 17th



4 - Looking East at home on public right-of-way



5 - Looking North on public right-of-way



6 - Looking South on public right-of-way



7 - Looking up through the driveway from public right-of-way



8 - septic field in backyard and neighboring shed with deficient setback on property line



9 - looking at proposed site of backyard



10 - power lines on northern property line above fence

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

The proposal and proposed use is consistent with other detached outbuildings in not only adjacent properties (6143 N. Ewing St., 6182 N. Sherman Dr., 3775 E. 62nd St.) but also consistent with other similar detached garages and living spaces within the Fairfield Heights subdivision (6161 N. Sherman Dr., 6141 N. Sherman Dr., & 6038 N. Olney St.). Furthermore, the property owners closest to the variance—Steve and Shelia Pluckebaum (3773 E. 62nd St.) have no concerns with the proposed project.

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:

The design will be consistent with design standards and will enhance the value of neighboring property. The value of neighboring properties will be enhanced through the addition of an outbuilding.

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

the location of the detached garage, in proximity to the driveway servicing access to the garage, runs along the northern boundary. Along the eastern boundary was the location of a new septic system, its location required by the Marion County Health Department consistent with code applicable to septic systems. But to comply with the setback requirement pushes the location of the detached garage away from the driveway and into the existing septic field.