



BOARD OF ZONING APPEALS DIVISION I

March 3, 2026

Case Number: 2026-DV1-005
Address: 6617 Sterns Hill Drive (approximate address)
Location: Franklin Township, Council District #25
Zoning: D-2
Petitioner: Tabatha Viewegh
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached accessory structure with a three-foot north side yard setback (seven feet required).

Current Land Use: Single-family dwelling

Staff Recommendation: Staff recommends denial of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **denial** of this petition.

PETITION OVERVIEW

- ◇ Development Standards of the Consolidated Zoning and Subdivision Ordinance, specifically those relating to setbacks, are intended to provide for adequate separation and ventilation between structures and use areas and provide for a continuous pattern of development through the block.
- ◇ The request would provide for a detached shed with a three-foot north side setback, where a seven-foot setback is required.
- ◇ The petitioner indicated to Staff that the shed is located on a concrete foundation and was placed on site by the previous owners. It was in its current location when the home was purchased.
- ◇ No practical difficulty exists for the property since the site has sufficient space to locate the detached shed by right without the need for a variance. Adjacent properties have demonstrated their ability to meet the required setbacks. Any practical difficulty related to the requested reduced setback would be self-imposed.



GENERAL INFORMATION

Existing Zoning	D-2	
Existing Land Use	Single-Family Dwelling	
Comprehensive Plan	Recommends Suburban Neighborhood uses	
Surrounding Context	Zoning	Surrounding Context
	North:	D-2 Single-Family dwelling
	South:	D-2 Single-Family dwelling
	East:	D-2 Single-Family dwelling
	West:	D-2 Single-Family dwelling
Thoroughfare Plan		
	Sterns Hill Drive	Local Street 50-foot existing and proposed right-of-way.
Context Area	Metro area	
Floodway / Floodway Fringe	No	
Overlay	N/A	
Wellfield Protection Area	N/A	
Site Plan	January 20, 2026	
Elevations	N/A	
Landscape Plan	N/A	
Findings of Fact Updated	February 26, 2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Traditional Neighborhood uses for the site.

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends the Suburban Neighborhood typology that is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

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.

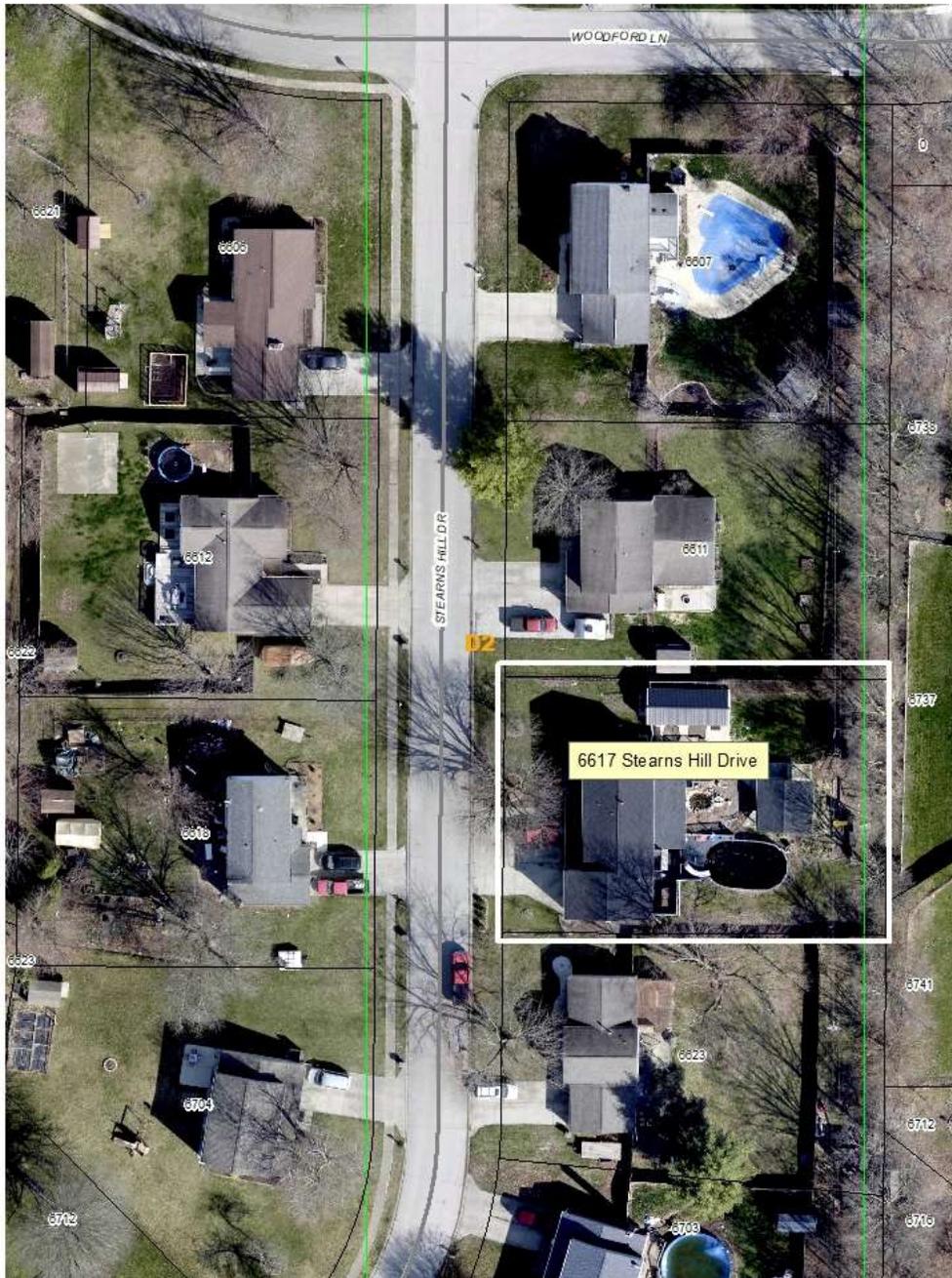
ZONING HISTORY

None

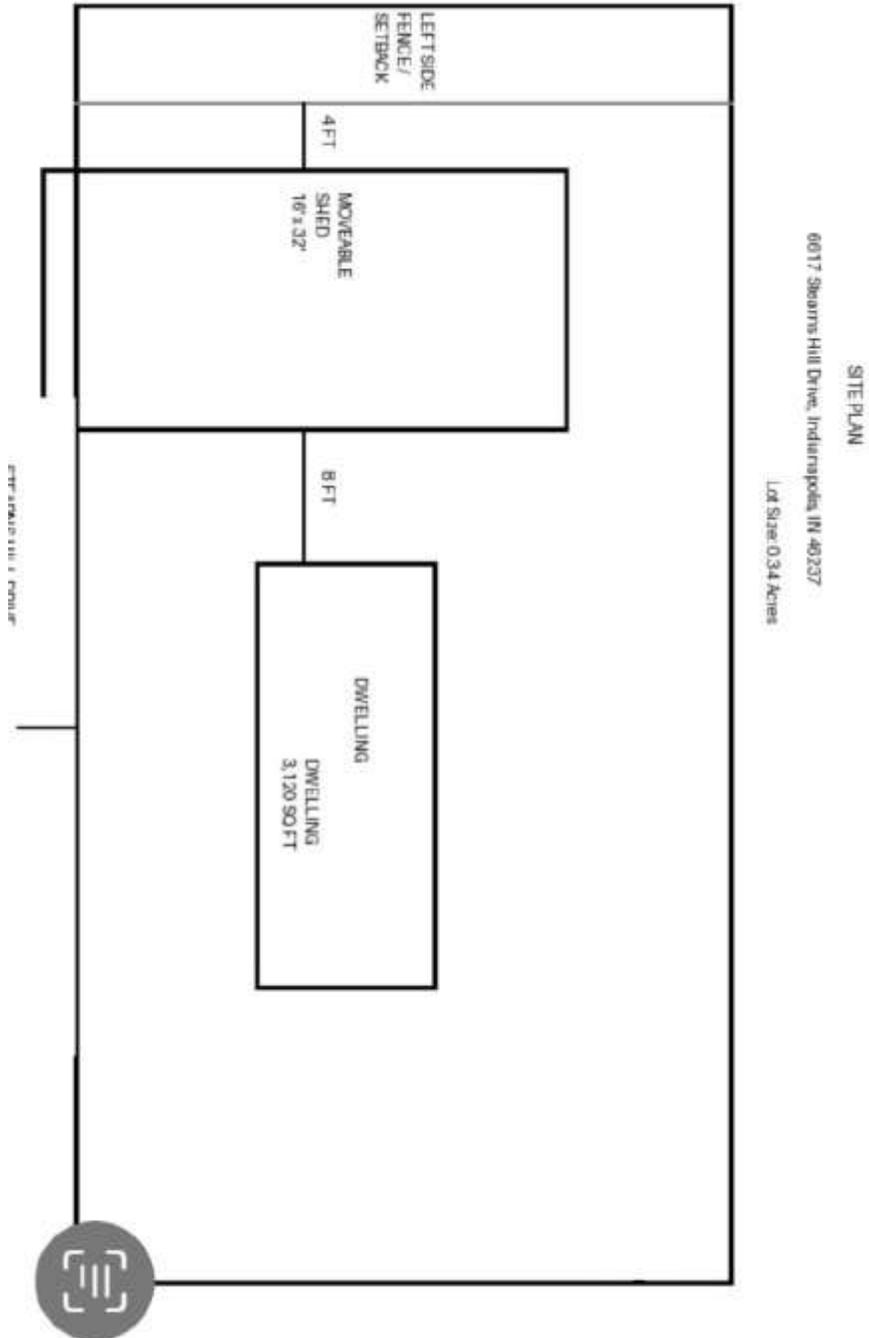
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EXHIBITS

Location Map



Site Plan





Findings of Fact

Petition Number

**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 proposed moveable shed is located entirely on private property, maintains adequate separation from primary dwelling and neighboring properties, does not obstruct access, drainage, or visibility, and will be used for customary residential storage purposes.

The placement of the structure is consistent with the character of the surrounding neighborhood and will not create adverse impacts related to traffic, noise, safety, or public services.

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 proposed moveable shed is located next to the primary dwelling, maintains separation from adjacent properties, and is consistent in size, placement, and use with accessory structures commonly found in the neighborhood.

The structure will not generate additional traffic, noise, or visual impacts that would negatively affect neighboring properties.

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

The existing configuration of the lot, established fence line along the side property boundary, and placement of the primary dwelling limit reasonable locations for a moveable accessory structure. Requiring full compliance with the side setback standard would unnecessarily restrict functional use of the rear yard and prevent reasonable placement of the shed without improving public safety or neighborhood character.

Photographs



Photo 1 - Subject property looking east.



Photo 2 - Subject property proposed shed location, looking east.



Photo 3 - Subject property proposed shed setback, looking east.