



BOARD OF ZONING APPEALS DIVISION II

April 14, 2026

Case Number: 2026-DV2-006
Address: 2305 Central Avenue (approximate address)
Location: Center Township, Council District #13
Zoning: D-8
Petitioner: Becky Drews and Mike Ledbetter, by Arie Lipinski
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 949-square foot secondary dwelling unit, in an existing detached accessory structure (secondary dwelling unit limited to 720 square feet).

Current Land Use: Single-family dwelling
Staff Recommendation: Staff recommends denial of the request.
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

Variance of Development Standards

- ◇ The need for a Variance is due to the conversion of the original built garage, along with a non-permitted conversion for residential purposes.
- ◇ The Ordinance does allow Secondary Dwelling Units in certain dwelling districts and mixed-use districts within the Compact Context Area, as long as certain use-specific standards are met. In this instance the secondary dwelling unit size limited to 720 square feet is exceeded.
- ◇ Staff believes that the regulations for Secondary Dwelling Units located above a garage should be followed. There is no practical difficulty on the site that necessitates a larger secondary dwelling unit structure than what is allowed by these standards. The proposed secondary dwelling unit could be reduced in size, and still provide for a secondary dwelling unit.



- ◇ Any deviation from the minimum standards should be related to the property, and not to the individual's needs. There is no inherent practical difficulty caused by the terms of the Ordinance upon the subject site. This proposed use would consist of new construction that could be designed to meet the terms of the Ordinance.
- ◇ No peculiar condition exists on site for staff to be supportive of the request. Instead, this is a self-imposed difficulty since the proposed structure could be designed in a way to meet the required maximum size for a secondary dwelling unit without the need for a variance.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Recommends Traditional Neighborhood uses for the site.	
Surrounding Context	Zoning	Surrounding Context
	North:	D-8 Single-Family dwelling
	South:	D-8 Single-Family dwelling
	East:	SU-1 Religious Use parking lot
	West:	D-8 Single-Family dwelling
Thoroughfare Plan		
Central Avenue	Primary Arterial	50-foot existing right-of-way and 78-foot proposed right-of-way.
Context Area	Compact area	
Floodway / Floodway Fringe	No	
Overlay	N/A	
Wellfield Protection Area	N/A	
Site Plan	February 13, 2026	
Elevations	N/A	
Landscape Plan	N/A	
Findings of Fact	February 13, 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 Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre.

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.

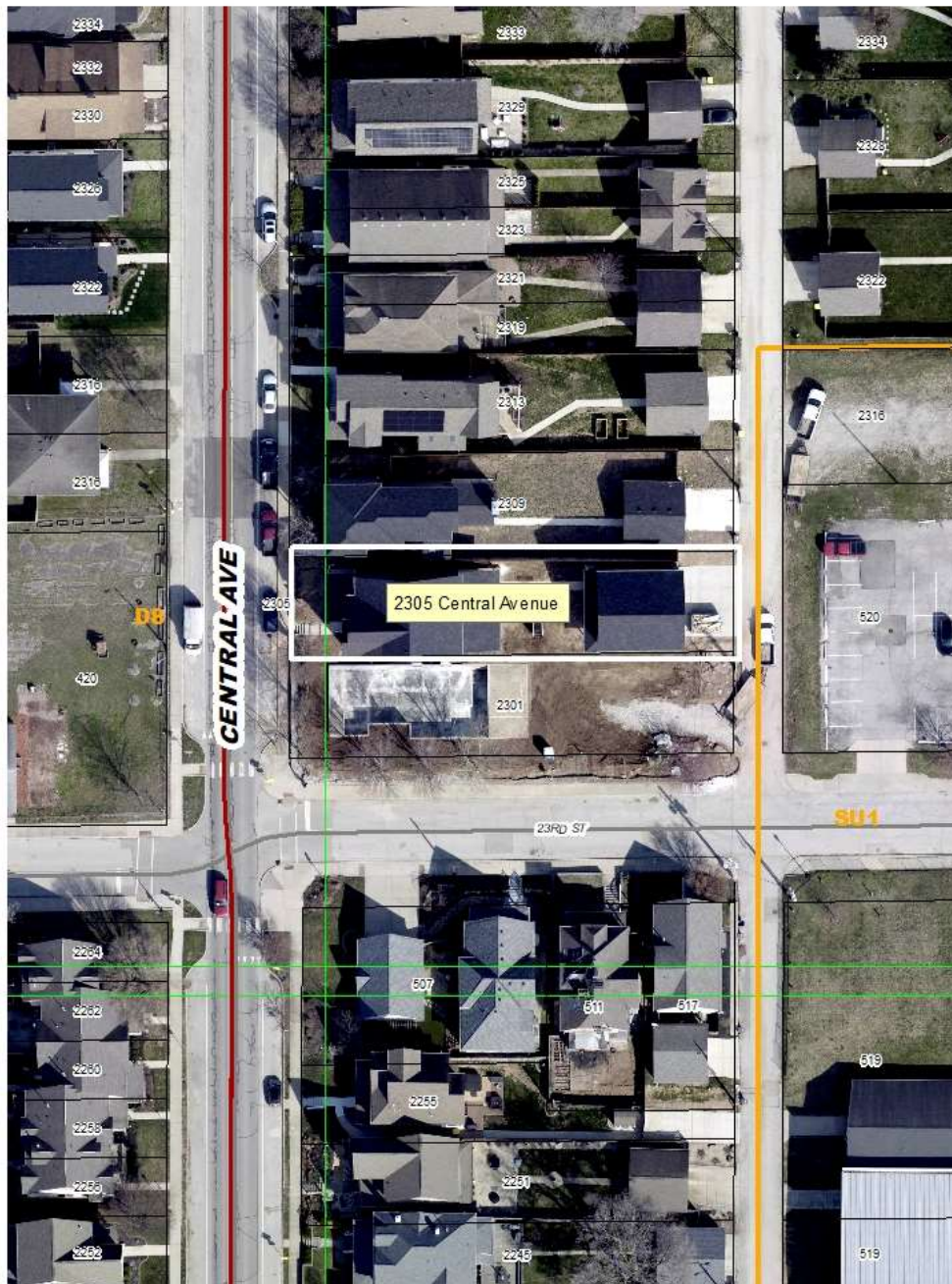
ZONING HISTORY

2015-HOV-015; (28 property addresses in area), requested a Variance of Development Standards to provide for off-site accessory structures, with zero-foot side and aggregate side yards on multiple sites, **granted.**

RU

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:

there will be no change to the exterior of the existing garage or parking, and the proposed changes will have no impact on neighbors. The only impact will be to the size of the detached garage/secondary dwelling unit.

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 will be no changes to the appearance, size, parking, landscaping or exterior of structure. The proposed project will have no impact on neighbors.

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

The size of the detached garage/accessory dwelling unit matches the footprint of the garage that has already been approved and constructed. The detached garage would need to be cut down or reduced in size by approximately 200 feet to meet the standard of 720 square feet maximum size for a secondary dwelling unit, which would leave dead space that is not beneficial to the neighborhood or area.

Photographs



Photo 1 - Subject property looking east.



Photo 2 - Subject property existing garage with secondary dwellign unit, looking west.