

Board of Zoning Appeals Division II

April 14, 2026

<b>Case Number:</b>	2026-DV2-005
<b>Property Address:</b>	1316 East Minnesota Street ( <i>approximate address</i> )
<b>Location:</b>	Center Township, Council District #19
<b>Petitioner:</b>	Victor Manuel Rodas Navarro and Jaime Cruz by Samuel Salazar
<b>Current Zoning:</b>	D-5
<b>Request:</b>	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to construct a single-family home with side setbacks of 3 feet (minimum 5 feet required).
<b>Current Land Use:</b>	Undeveloped
<b>Staff Recommendations:</b>	Staff recommends <b>approval</b> of this petition.
<b>Staff Reviewer:</b>	Josh Levesque, Senior Planner

**PETITION HISTORY**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends **approval** of this petition.

**PETITION OVERVIEW**

- 1316 East Minnesota Street is a vacant parcel bordered by two (2) single-family homes. Aerial images indicate that this parcel has been vacant since at least 1990. Aerial images from 1979 show that the parcel previously contained part of a house spread between 1316 and 1320 East Minnesota Street. While the house at 1320 was subsequently replaced, the parcel at 1316 appears to have been left undeveloped since then.
- The parcel is zoned D-5 and is approximately 4,000 square feet with a lot width of roughly 31 feet. The smallest lot size for a single-family detached home for D-5 is a small lot. This generally has a minimum lot size of 5,000 square feet and a minimum lot width of 40 feet. In staff's analysis, this constitutes a site-specific practical difficulty as it limits the land area available for development and setbacks.
- Infill housing guidelines recommend that new construction "reflect and reinforce the character of spacing found in its block" to establish "a rhythm and pattern along a street." Many lots along this street appear narrow with side setbacks of a few feet.
- Approval of this variance would allow the petitioner to build a single-family home on an otherwise vacant lot that follows the character of the neighborhood and achieves infill housing guidelines. Staff recommends approval of this petition.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Undeveloped; Residential	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
	Northeast:	SU-1
	South:	D-5
	East:	D-5
	West:	D-5
<b>Thoroughfare Plan</b>		
Minnesota Street	Primary Collector	50-foot existing right-of-way and 56-foot proposed right-of-way
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	TOD	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	11/18/2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	2/5/2026	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	2/19/2026	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

- Marion County Land Use Plan Pattern Book

**Pattern Book / Land Use Plan**

- 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, 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

- The property is within 1,000 feet of the Red Line Bus Rapid Transit stop at Shelby Street and Pleasant Run Parkway South Drive. The Red Line

#### Neighborhood / Area Specific Plan

- The West Indianapolis Neighborhood Land Use Plan recommends this property for residential with a density of 5.00 to 8.00 units per acre. The Red Line Strategic Plan identifies the area around this station as a “Walkable Neighborhood”. Characteristics of this typology include “no front or side setbacks at core; 0-15ft. front setbacks and 0-20ft side setbacks at periphery”.

#### Infill Housing Guidelines

- Infill guidelines on building spacing recommends reinforcing spacing on the existing block with new construction reflecting and reinforcing the character of spacing found on its block.

#### 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

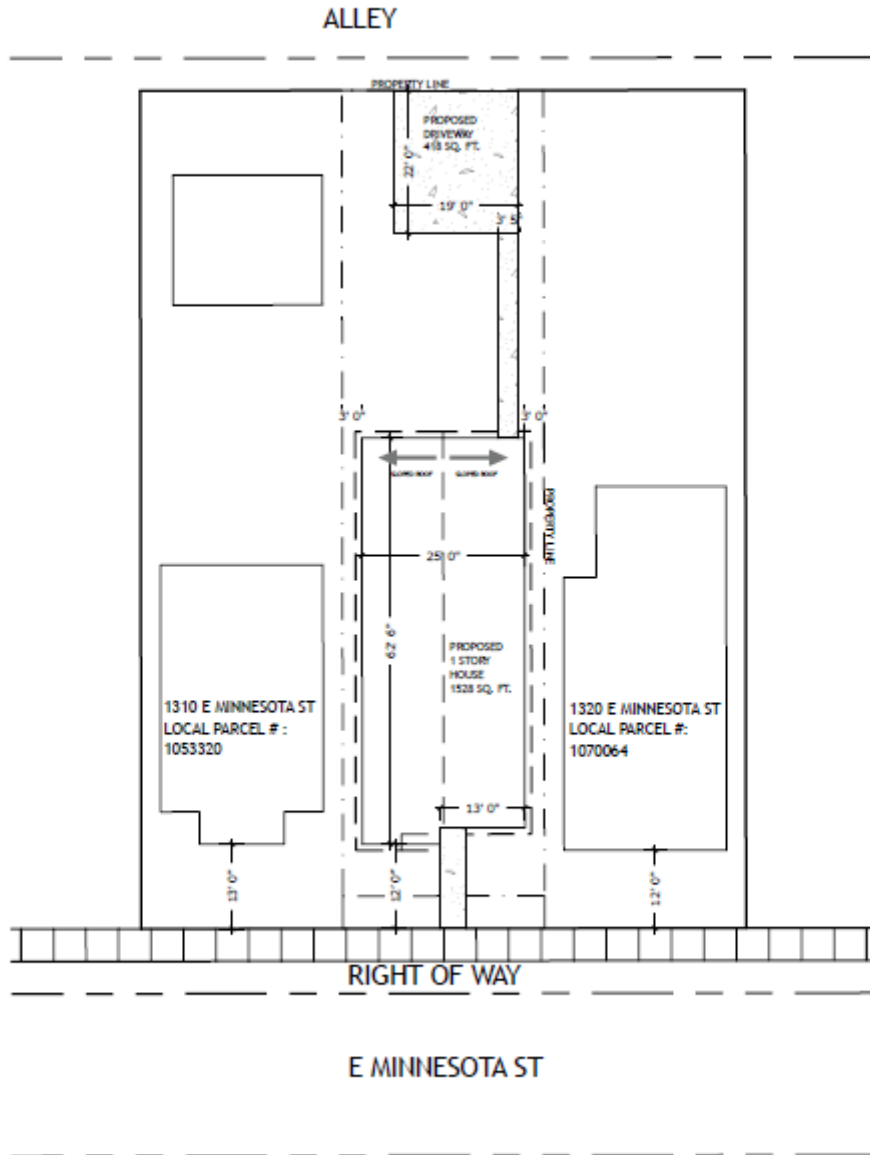
N/A

**EXHIBITS**

**2026DV2005; Aerial Map**



**2026DV2005; Site Plan**



2026DV2005; Site Plan Map Overlay



**2026DV2005; Photographs**



Photo 1: Subject parcel looking from Minnesota Street looking north

**2026DV2005; Photographs**



Photo 2: Surrounding properties on Minnesota Street looking east

**2026DV2005; Photographs**



Photo 3: Looking across Minnesota Street to the south

**2026DV2005; Photographs**



Photo 4: Surrounding properties on Minnesota Street looking west

**2026DV2005; Photographs**



Photo 6: Rear of parcel from alley looking north towards Minnesota Street