

BOARD OF ZONING APPEALS DIVISION I

October 7, 2025

Case Number: 2025-DV1-048
Address: 8326 Southern Springs Boulevard (approximate address)
Location: Franklin Township, Council District #25
Zoning: D-3
Petitioner: Diana Allen-Johnson
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an open space of 67 percent (70 percent open space required).

Current Land Use: Single Family Dwelling

Staff Recommendation: Staff recommends approval of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- ◇ Development Standards of the Consolidated Zoning and Subdivision Ordinance, specifically those relating to open space requirements, are intended to maintain a consistent development pattern within residential districts by discouraging the overdevelopment of lots, and the resulting cluttered appearance that would negatively impact adjacent property owners.
- ◇ The development standards for single-family dwellings in the D-3 district are based on a minimum lot size of 10,000 square feet. This site is 7,548 square feet, or approximately 25% smaller than the required minimum lot size.
- ◇ Staff feels the reduced lot size creates a practical difficulty in meeting the minimum required open space requirements. In addition, the proposed addition would have no impact on the character of development within the surrounding area. Therefore, Staff is not opposed to the requested reduced open space.
- ◇ Generally, Staff supports property improvements if their location and characteristics do not negatively impact adjoining residential areas by causing a nuisance to the surrounding neighborhood. Staff believes that this would be true for this particular variance request, and additionally that no public safety or health risks would come from the grant of this variance.

GENERAL INFORMATION

Existing Zoning	D-3										
Existing Land Use	Single Family Dwelling										
Comprehensive Plan	1.75-3.5 Residential Units per acre.										
Surrounding Context	<table> <tr> <th><u>Zoning</u></th><th><u>Surrounding Context</u></th></tr> <tr> <td>North: D-3</td><td>Single-Family dwelling</td></tr> <tr> <td>South: D-3</td><td>Single-Family dwelling</td></tr> <tr> <td>East: D-3</td><td>Single-Family dwelling</td></tr> <tr> <td>West: D-3</td><td>Common Space</td></tr> </table>	<u>Zoning</u>	<u>Surrounding Context</u>	North: D-3	Single-Family dwelling	South: D-3	Single-Family dwelling	East: D-3	Single-Family dwelling	West: D-3	Common Space
<u>Zoning</u>	<u>Surrounding Context</u>										
North: D-3	Single-Family dwelling										
South: D-3	Single-Family dwelling										
East: D-3	Single-Family dwelling										
West: D-3	Common Space										
Thoroughfare Plan											
Southern Springs Boulevard	Local Street 52-foot existing and proposed right-of-way.										
Context Area	Metro area										
Floodway / Floodway Fringe	No										
Overlay	N/A										
Wellfield Protection Area	No										
Site Plan	August 20, 2025										
Elevations	N/A										
Landscape Plan	N/A										
Findings of Fact	September 9, 2025										

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends 1.75-3.5 Residential Units per acre for the site.

Pattern Book / Land Use Plan

- Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The I-65 / County Line Road Strategic Plan recommends 1.75-3.5 Residential Units per acre for 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.

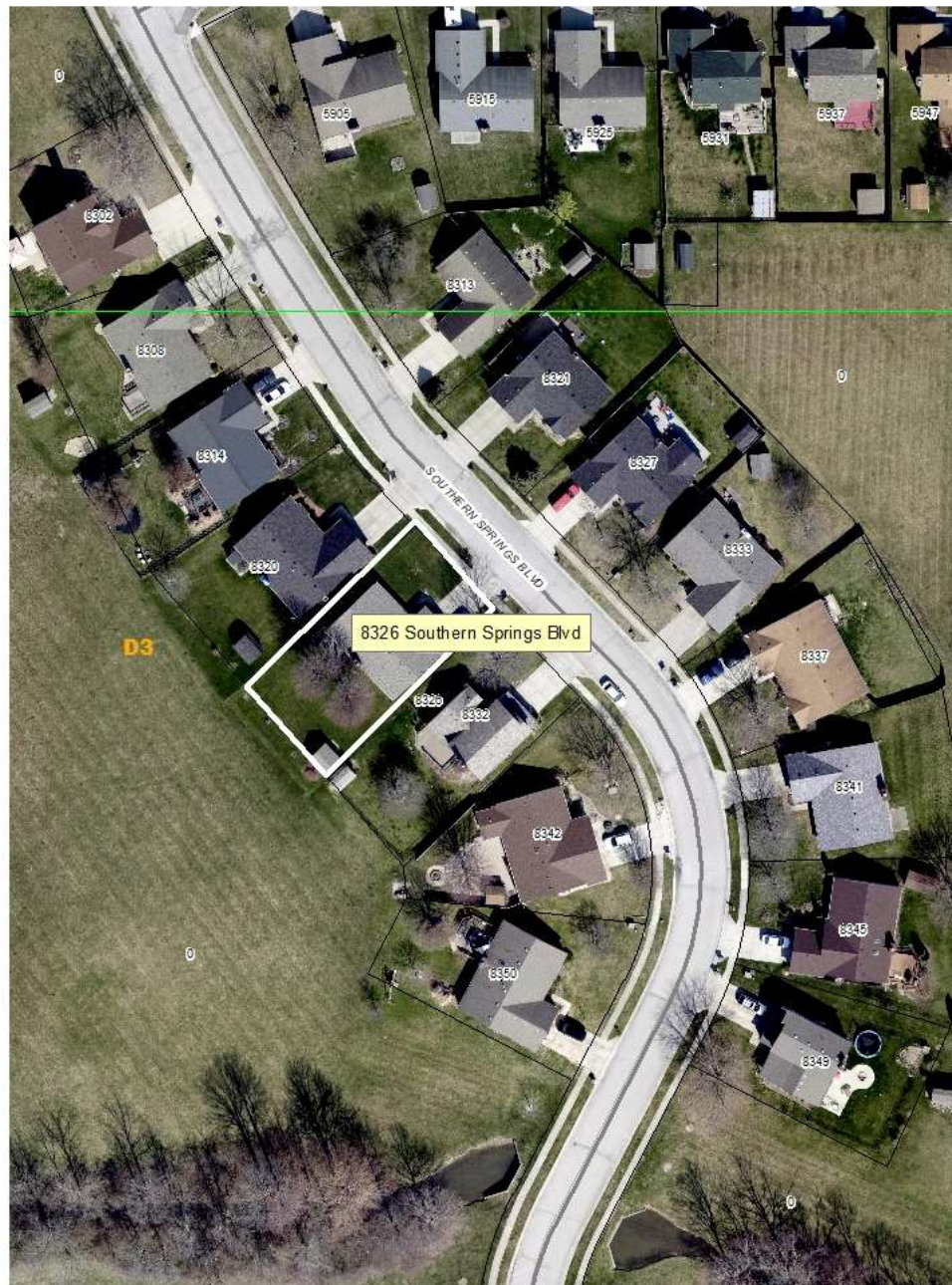
ZONING HISTORY

2004-DV1-011; 8417 Southern Springs Way (west of site), requested a Variance of Development Standards of Dwelling Districts Zoning Ordinance to provide for 333.34-square foot room addition resulting in a 11.70-foot rear yard setback, a twelve-foot aggregate side yard setback, and sixty-two percent lot open space, **denied**.

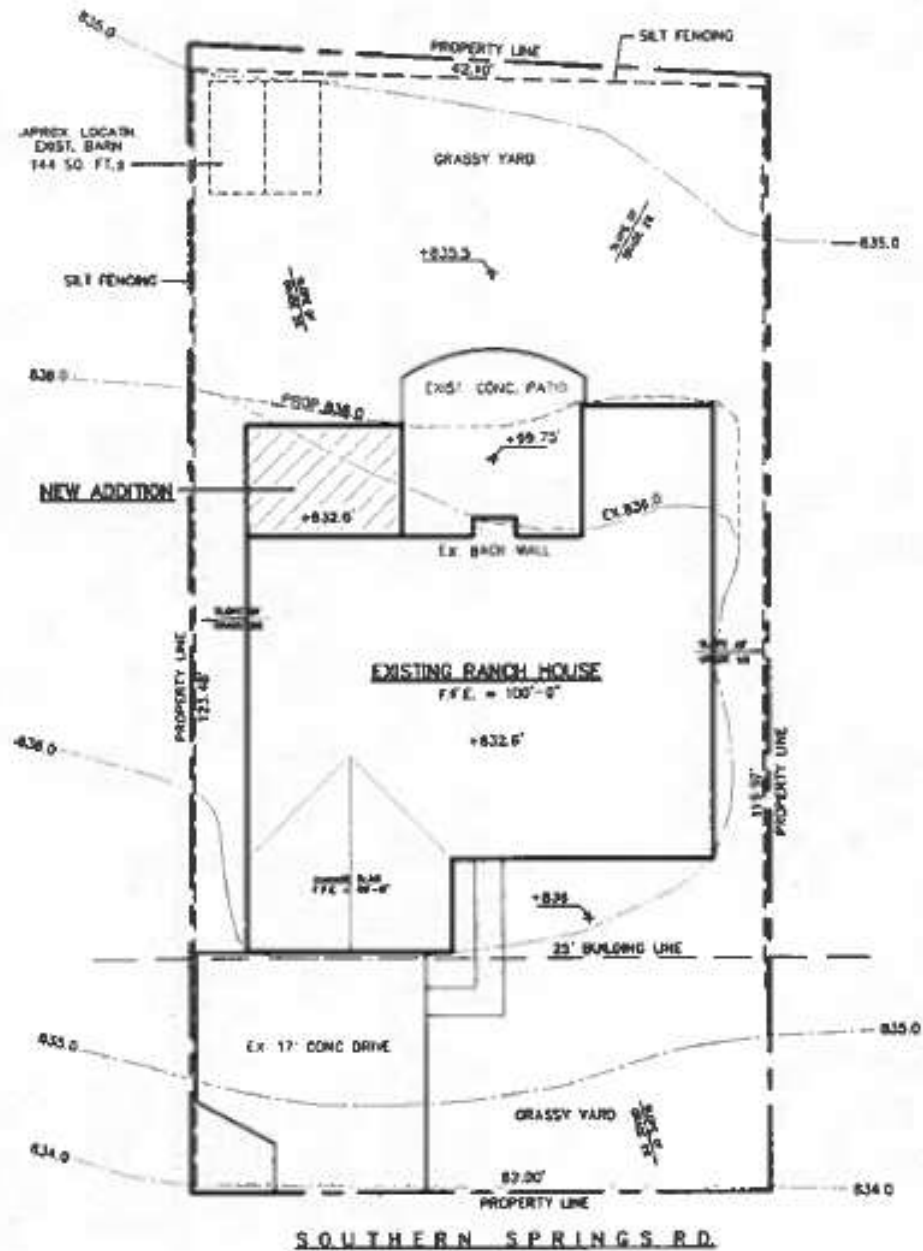
RU

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:

The approval of 149 Sq. Ft. over the allowance for the property would add appeal to this house and the surrounding homes.
The impact will be positive the value and pride of home ownership in the subdivision.

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 205 Sq. Ft. room extension will coordinate with the aesthetics of the existing house and the neighbors houses.
This addition will potentially increase the value of the surrounding houses. The room extension will not change the appearance of the front of the house.
The construction of this extension will be completed by a bonded professional who has been in business for over 15 years.

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

The subject site lot is approximately 7,550sf in size, smaller than the minimum lot size requirement of 10,000sf.
making it difficult to make appropriate improvements on the subject site.

Photographs



Photo of subject site, looking west.



Photo of rear of subject site, looking east.



Photo of proposed addition area, looking east.



Photo of adjacent open space, looking west