

BOARD OF ZONING APPEALS DIVISION III

October 7, 2025

Case Number: 2025-DV1-045

Property Address: 5430 Central Avenue (approximate address)

Location: Washington Township, Council District #7

Petitioner: Robert & Christine Broughton, by Randall Green

Current Zoning: D-4

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition, including an attached garage, resulting in a 9.5-foot rear yard setback (20-foot rear setback required).

Current Land Use: Residential

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

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 5430 Central Avenue is a residential property within the Meridian Kessler neighborhood that is currently developed with a single-family residence and front-loaded detached garage that is placed within the rear yard (site is bordered by a vacated alley to the west). Surrounding land uses are also residential in nature, with a mix of detached and attached garages.
- Approval of this variance would allow for a building addition to be placed between the currently existing home and garage to create a new breakfast nook and attached garage with similar dimensions and location to the existing detached garage. Although there is a 5-foot rear setback exception within the Ordinance that is applicable for *detached* garages, this addition and connection would result in a new *attached* garage which would be subject to the typical D-4 rear setback of 20 feet. Therefore, a Variance of Development Standards would be required to permit the 9-foot setback that would result from the addition.

- This property is zoned D-4 to allow for low- or medium- intensity, single-family and two-family residential development with thoroughfare access, relatively flat topography, and nearby community and neighborhood services. Similarly, the Meridian-Kessler Neighborhood Plan recommends it to the Traditional Neighborhood typology to allow for a full spectrum of housing types within compact and well-connected development patterns. It does not appear that the proposed addition would run counter to relevant Infill Housing Guidelines related to building massing and size or spacing between buildings (the proposed northern setback is compliant).
- Since the proposed addition would maintain the architectural character of the existing residence and would align with surrounding development patterns, wouldn't alter the site's garage access while *increasing* the rear setback compared to the setback of the current detached garage, and would have minimal impact on adjacent property owners, staff recommends approval of the variance request for a minor deviation from the rear setback requirement.

GENERAL INFORMATION

Existing Zoning	D-4	
Existing Land Use	Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	D-4	North: Residential
South:	D-4	South: Residential
East:	D-3	East: Residential
West:	D-4	West: Residential
Thoroughfare Plan		
Central Avenue	Secondary Arterial	60-foot existing right-of-way and 78-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	08/02/2025	
Site Plan (Amended)	N/A	
Elevations	08/26/2025	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	08/26/2025	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Meridian Kessler Neighborhood Plan (2016)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Neighborhood / Area Specific Plan below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The Meridian-Kessler Neighborhood Plan recommends this site to the Traditional Neighborhood typology to allow for a full spectrum of housing types within compact and well-connected development that promotes social connectivity and with infill development continuing the existing visual pattern, rhythm, or orientation of surrounding buildings when possible.

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

ZONING HISTORY – SITE

N/A

ZONING HISTORY – VICINITY

2022DV2026 ; 5425 Central Avenue (southeast of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for detached garage with a three-foot north side setback (four feet required), **approved**.

2019DV1055 ; 420 E 55th Street (north of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage with a three-foot west side setback (seven-foot side setback required), **approved**.

2017DV2023 ; 5401 N New Jersey Street (southwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a six-foot tall opaque fence, located within the clear sight triangle of the abutting driveway and 54th Street (not permitted), **approved**.

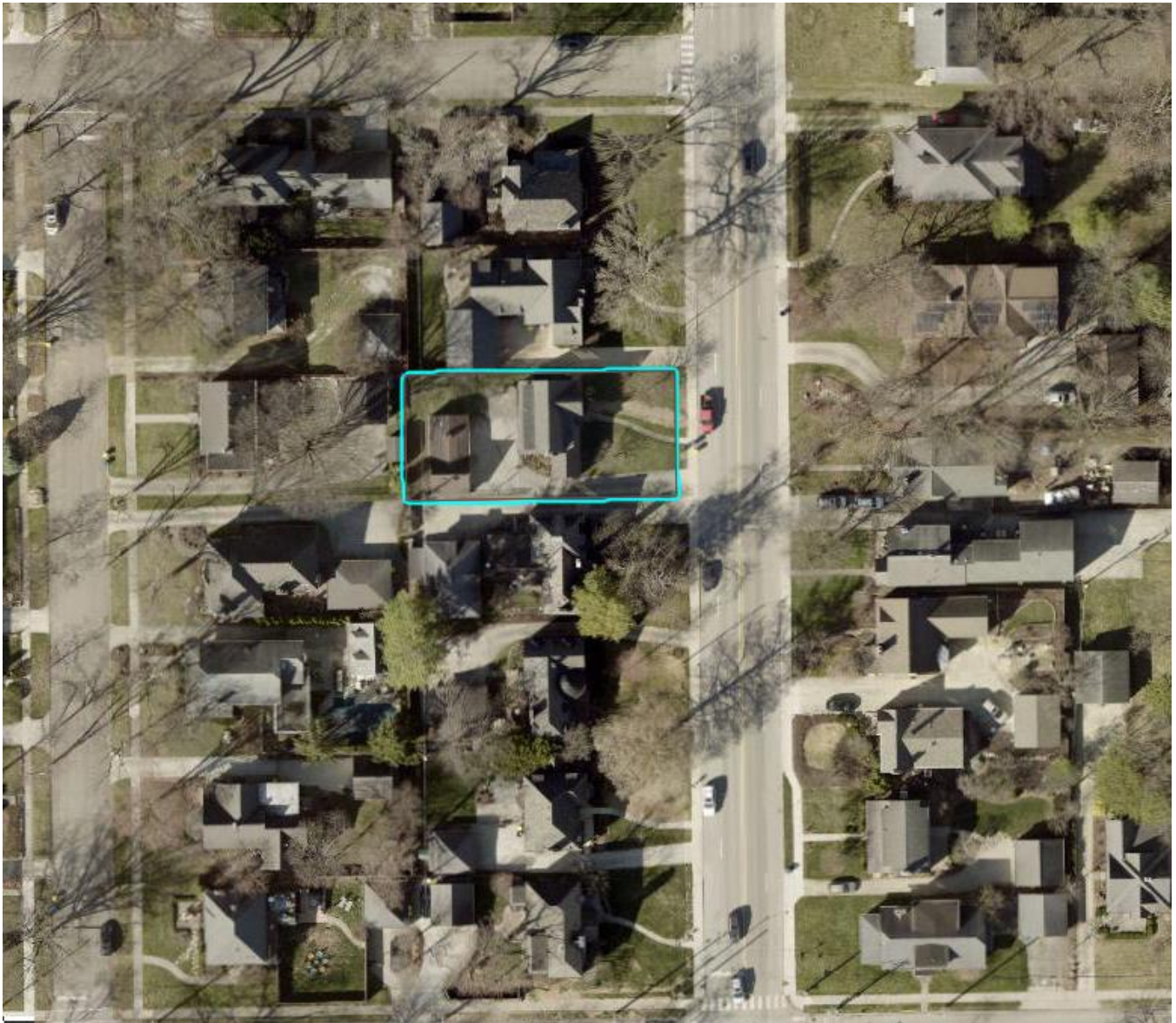
2006DV1028 ; 5427 Central Avenue (southeast of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a 1,884 square foot single-family dwelling with a four-foot south side yard setback and a 13-foot aggregate side setback, and to provide for a 2,586-square foot building addition, with a four-foot south side yard setback, and with an eleven-foot aggregate side yard setback, **approved**.

2005DV1004 ; 5434 Central Avenue (north of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 2,572.58-square foot addition to an existing 1,990-square foot single-family dwelling, with a 2.5-foot south side yard setback, resulting in a 7.5-foot aggregate side yard setback, and a 12.25-foot rear yard setback, **approved**.

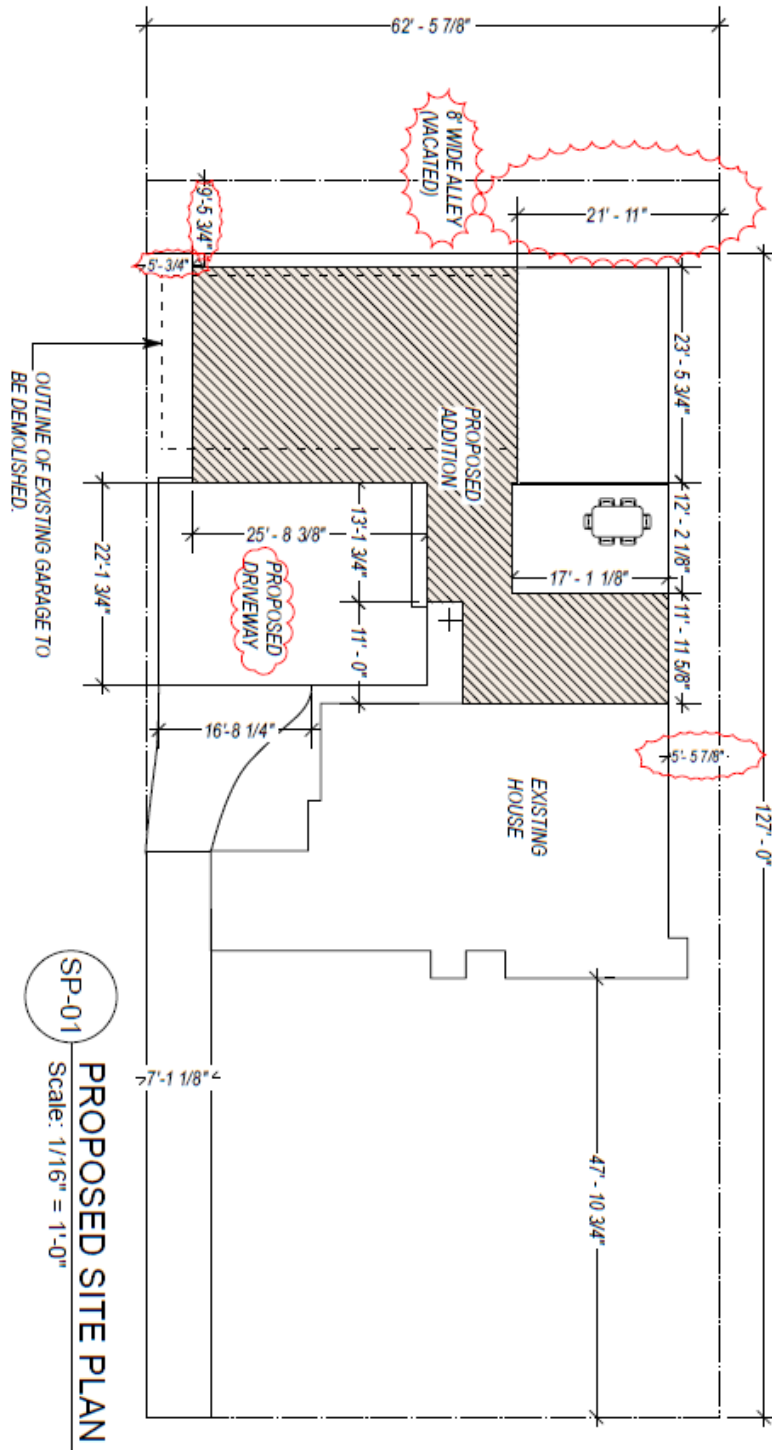
2002HOV043 ; 5411 Central Avenue (southeast of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 484-square foot detached garage with a three-foot rear and side yard setback, **approved**.

EXHIBITS

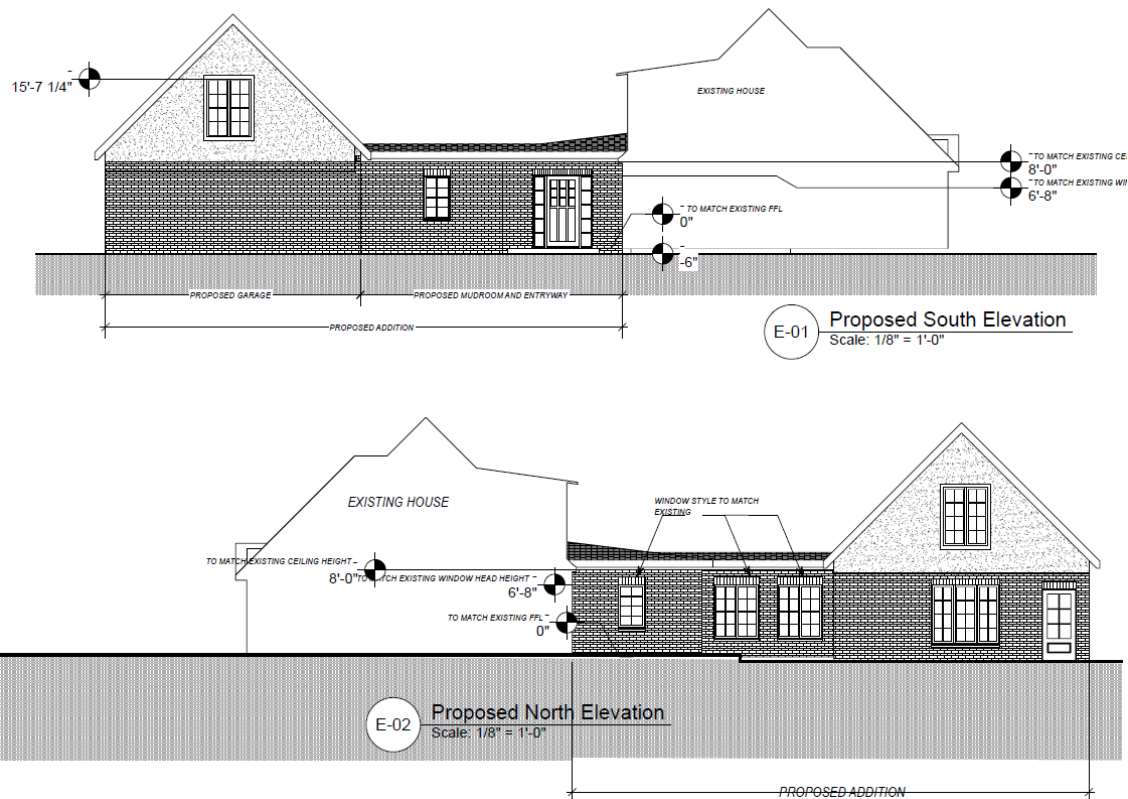
2025DV1045 ; Aerial Map



2025DV1045 ; Site Plan



2025DV1045 ; Elevations (from STR25-01169)



2025DV1045 ; Findings of Fact

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

The improvement to the property will not change the relationship it has to the community.

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 a large investment into this property since the existing garage is derelict.

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 detached garage causes difficulties during inclement weather. Having an attached garage will allow for a safer transition.

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2025DV1045 ; Photographs



Photo 1: Subject Site Viewed from East



Photo 2: Existing Detached Garage Viewed from Southeast

2025DV1045 ; Photographs (continued)



Photo 3: Proposed Addition Area Viewed from Northeast ROW



Photo 4: Attached Garage for Adjacent Property to North

2025DV1045 ; Photographs (continued)



Photo 5: Adjacent Property to North



Photo 6: Adjacent Property to South

2025DV1045 ; Photographs (continued)



Photo 7: Adjacent Property to East



Photo 8: Adjacent Property to Northeast