

**BOARD OF ZONING APPEALS DIVISION I**

**October 7, 2025**

**Case Number:** 2025-DV1-043

**Property Address:** 2429 and 2431 North College Avenue (approximate address)

**Location:** Center Township, Council District #8

**Petitioner:** RE Development Group Inc., by John Cross

**Current Zoning:** D-8

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a four-car detached garage, on each lot, with three-foot side yard setbacks (five-foot setbacks required).

**Current Land Use:** Vacant

**Staff Recommendations:** Staff **recommends denial** of this petition

**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

- Staff **recommends denial** of this petition.

**PETITION OVERVIEW**

- This petition would allow for the construction of a four-car detached garage, on each lot, with three-foot side yard setbacks (five-foot setbacks required).
- The subject site contains two (2) adjacent parcels, both of which are zoned D-8 and are currently vacant. Both parcels are approximately 46 feet wide and 7,820 square feet. Staff has determined that if proposed duplexes meet the standards for the multi-unit house small-lot typology of the Walkable Neighborhoods Zoning Districts, then the proposal is able to obtain the required permits. With this site meeting the lot width for the small lot typology (40 feet), the lots are of sufficient lot width to build a duplex.
- The proposal calls for a 4-space detached garage on each lot, each being 40 feet in width, or approximately 10 feet per space. The standard width for residential parking spaces is 8.5 feet. Furthermore, the required off-street parking for this proposal is 1 space per unit. With the proposal calling for twice as many vehicular spaces than required, and those spaces being approximately 1.5

feet wider than required, Staff believes that a compliant detached garage is able to be built on site. This could be done by either reducing the widths of the spaces or reducing the number of spaces on site. Given this, Staff does not find there to be any practical difficulty related to the site that prohibits compliance. Therefore, Staff recommends denial of the request and suggests revising the plans that meet the side setback standards.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b>Surrounding Context</b>
North:	D-8	North: Single-family detached residential
South:	D-8	South: Single-family detached residential
East:	D-8	East: Single-family detached residential
West:	D-8	West: Single-family detached residential
<b>Thoroughfare Plan</b>		
North College Avenue	Primary Arterial	78 feet of right-of-way existing and 78 feet proposed
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	8/12/25	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	8/12/25	
<b>Findings of Fact (Amended)</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book
- Infill Housing Guidelines

#### Pattern Book / Land Use Plan

- The Marion County Land Use Plan pattern Book recommends the Traditional Neighborhood typology for this site.

#### 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

- Enter Recommendation by IHG or “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

**2006DV3024; Numerous Addresses**, Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for ten-foot front yard setbacks (minimum 25-foot front setbacks required), and in the case of a corner lot, to provide for a 10-foot front setback for the elevation of the single-family dwelling with the primary entrance (minimum 25-foot front setback required) and for a five-foot front setback for other elevations (minimum 25-foot front setback required), **approved**.

**86-UV3-4**; Variance of Development Standards of the Dwelling Districts Ordinance to provide for a second story addition and a detached garage for an existing apartment building without the required off-street parking, **withdrawn**.

#### ZONING HISTORY – VICINITY

**2015DV3020; 2401 N College Ave (south of site)**, Variance of Development Standards of the Commercial Zoning Ordinance to legally establish a tavern, within approximately 38 feet of the nearest protected district (100-foot separation required), parking with deficient maneuvering (adequate maneuvering required) and a four-foot north side transitional setback (20-foot transitional setback required), and to legally establish the existing building with zero-foot front setbacks along College Avenue



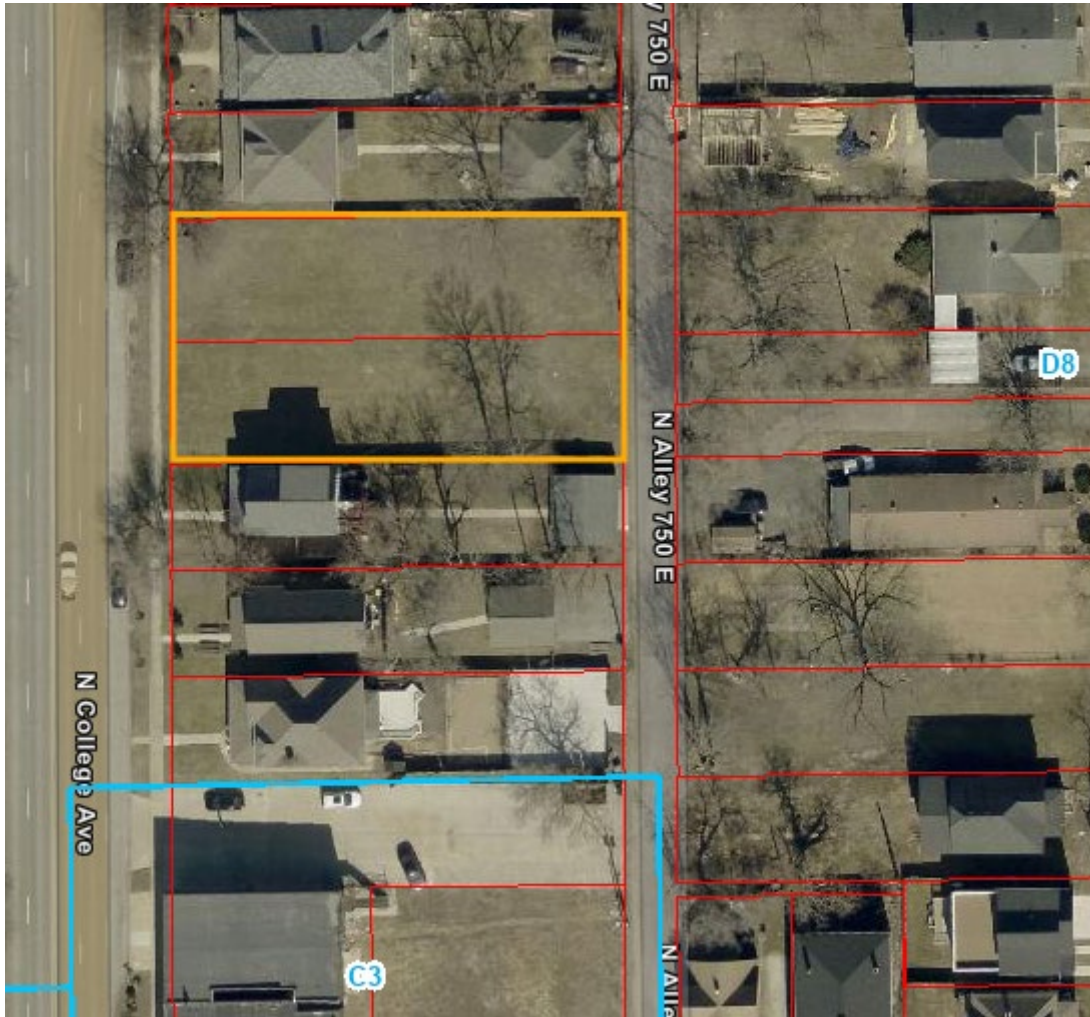
Department of Metropolitan Development  
Division of Planning  
Current Planning

and 24th Street and zero-foot east side transitional setbacks (70-foot setback from the centerline of College Avenue and 20-foot side transitional setback required, and 10-foot setback from 24th Street required), **approved**.

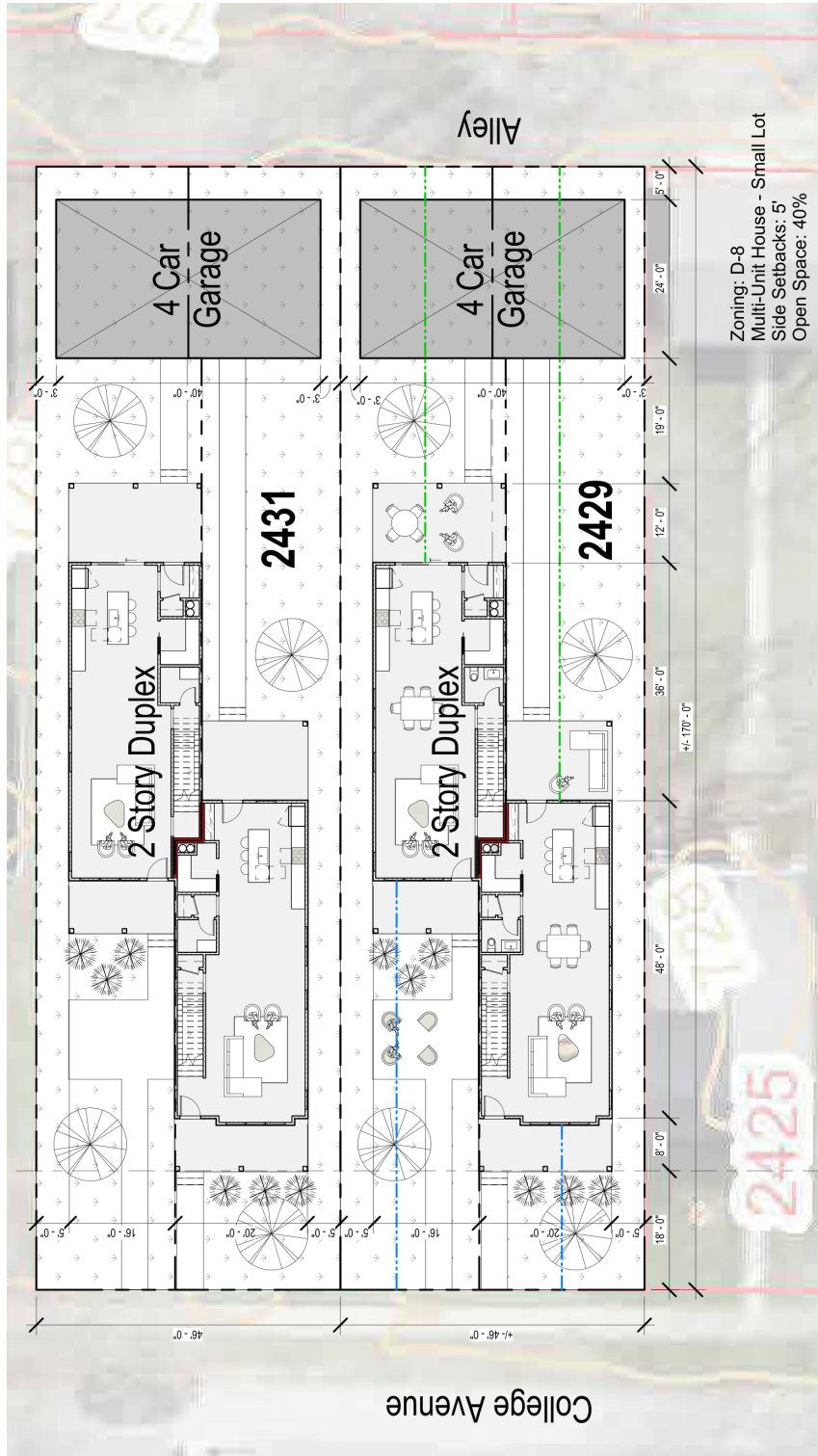
**2007ZON803 / 2007VAR803; 655 and 661 East 24<sup>th</sup> Street (south of site)**, Rezoning of 0.063 acre from C-1 to D-8 and a Variance of Development Standards to legally establish an existing multi-family dwelling and to provide for construction of a building containing a dwelling unit on the upper floor and parking on the main floor with a deficient rear yard setback and a deficient lot open space ratio, **granted**.

**2006ZON859 / 2006VAR859; 670 East 24<sup>th</sup> Street (south of site)**, Rezoning of 0.08 acre from the C-1 to D-8 and a Variance of Development Standards to provide for the construction of a single-family dwelling with a five-foot front yard setback, **granted**.

EXHIBITS

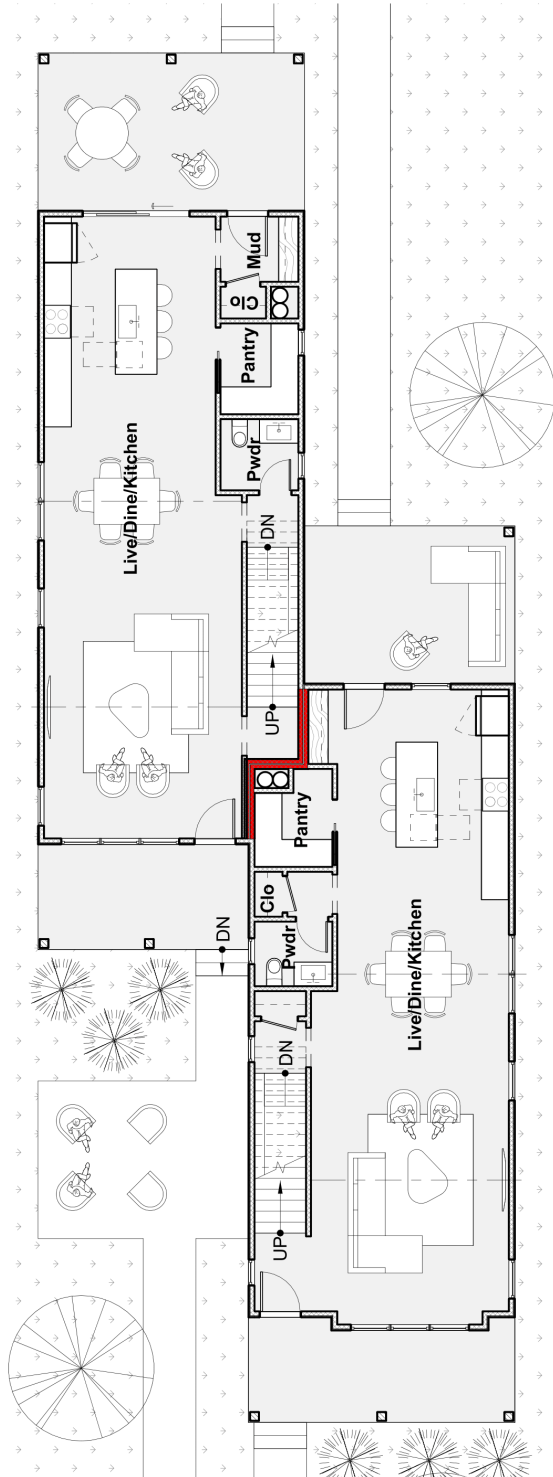


Aerial photo



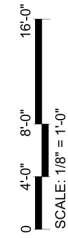
Floor Areas	
Name	Area
First Floor - Front Unit	948 SF
First Floor - Rear Unit	938 SF
Second Floor - Front Unit	938 SF
Second Floor - Rear Unit	948 SF
House	3767 SF
Grand total	3767 SF

**2429/2431 Duplexes SD001**  
 2429/2431 College Avenue, Indianapolis  
 08.07.25



Floor Plan  
**1** First Floor Plan  
 1/8" = 1'-0"

Floor Areas	
Name	Area
First Floor - Front Unit	948 SF
First Floor - Rear Unit	936 SF
Second Floor - Rear Unit	936 SF
Second Floor - Front Unit	948 SF
House	3768 SF
Grand total	3767 SF

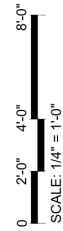


**2429/2431 Duplexes SDI01**  
 2429/2431 College Avenue, Indianapolis  
 08.07.25



Floor Plan  
**1 Second Floor Plan**  
1/8" = 1'-0"

Floor Areas	
Name	Area
First Floor - Front Unit	946 SF
First Floor - Rear Unit	936 SF
Second Floor - Rear Unit	936 SF
Second Floor - Front Unit	946 SF
House	3767 SF
Grand total	3767 SF



**2429/2431 Duplexes SDI02**  
2429/2431 College Avenue, Indianapolis  
08.07.25



Department of Metropolitan Development  
Division of Planning  
Current Planning

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 variance is specific to the garage and not the primary dwelling. The garage will not increase open space and the garage height and mass do not overshadow the primary building. The variance will benefit the lots by providing a 2-car garage per unit on the lot.

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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 setback is minimal and specific to the garage in the rear of the lot. The setback variance is common to smaller lots and will not impede development on neighboring lots and will not negatively impact neighboring lots. The garage will increase the property value of the subject home which will benefit nearby property values as covered garages are more desirable than uncovered garages.

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

Covered garages offer more benefit to owners compared to uncovered garages. Petitioner cannot construct a covered garage providing 2-car garages per unit without the variance.

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DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

garage. To construct a 4-car garage, side yard setbacks of 3' feet are needed on the north and south side yard

(5' required).

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Subject site looking east



Looking north along College Avenue



Looking south along College Avenue