

BOARD OF ZONING APPEALS DIVISION III

March 19, 2024

Case Number: 2023-SE3-005 (Amended)
Property Address: 6179 East 26th Street (approximate address)
Location: Warren Township, Council District #13
Petitioner: Iglesia De Dios Israelita El Elohe Israel II Inc., by Marco Antonio Vazquez
Current Zoning: D-A
Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses with a 5.5-foot tall, 21-square foot monument sign (not permitted).
Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 37-foot wide parking area within the front yard of Sheridan Avenue (parking area width limited to 30 feet within front yards).
Current Land Use: Vacant
Staff Recommendations: Staff recommends approval of this petition.
Staff Reviewer: Noah Stern, Associate Planner

PETITION HISTORY

ADDENDUM FOR FEBRUARY 20, 2024 BZA III HEARING

- This petition was automatically continued from the November 28, 2023 BZA III hearing to the December 19, 2023 BZA III hearing and was continued again to the January 16, 2024 BZA III hearing to allow for site plan revisions.
- An additional continuance was requested by Staff to the February 20, 2024 BZA III hearing to allow for further review and to amend the request.
- The petition was continued one more time on February 20, 2024 to the March 19, 2024 BZA Division III hearing due to lack of quorum.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

PETITION OVERVIEW

- This petition would provide for religious uses on the subject site, as well as a 5.5-foot tall, 21-square foot monument sign (not permitted) and a 37-foot wide parking area within the front yard of Sheridan Avenue (parking area width limited to 30 feet within front yards).
- Religious uses are permitted in D-A zoning districts via special exception, which this petition allow for. Additionally, despite monument signs not being a permitted use in D-A districts, with monument signs being permitted in SU-1 (religious use) districts, Staff finds the request for a monument sign to be reasonable in nature and is, therefore, unopposed to the request for the monument sign.
- Finally, with the only portion of the parking area that is to be located in the front yard being the access drive, and with all of the parking spaces being located in the rear of the proposed building, Staff is unopposed to the variance of development standards request for a parking area width of 37 feet within the front yard of Sheridan Drive.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	D-4	North: Single-Family Residential
South:	D-A	South: Single-Family Residential
East:	D-A	East: Single-Family Residential
West:	D-A	West: Single-Family Residential
Thoroughfare Plan		
	E 26 th Street (Local Street) Existing ROW: 50 feet Proposed ROW: 48 feet	Sheridan Avenue (Local Street) Existing ROW: 30 feet Proposed ROW: 48 feet
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	9/21/23	
Site Plan (Amended)	2/6/24	
Elevations	9/21/23	
Elevations (Amended)		
Landscape Plan	N/A	
Findings of Fact	9/21/23	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends the Traditional Neighborhood living 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

- 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

97-Z-236; 6023 E 26th Street (west of site), rezoning of 1.24 acres, to the I-2-S classification to provide for light industrial uses, **approved**.

95-Z-232; 2505 North Arlington Avenue (west of site), Rezone of 3.152 acres from C-ID to C-1 to provide for the construction of a health care center, **approved**.

95-UV2-6; 6043 E Sexton Avenue (south of site), variance of use and development standards of the Dwelling Districts Zoning Ordinance to legally establish a two-family residence (not permitted), with an aggregate side yard of 34 feet (minimum 75 feet required) and a side yard of 6 feet (minimum 30 feet setback required) and main floor area of 576 square feet for one unit and 874 square feet for the second unit (minimum 1,200 square feet required), **approved**.

86-Z-179; 2601 N Arlington Avenue (west of site), rezoning of 1.3 acres, being in the D-4 district, to the I-2-S classification, to permit a new use to occupy an existing industrial facility, **approved**.

EXHIBITS















