

BOARD OF ZONING APPEALS DIVISION II

June 10, 2025

Case Number: 2025-DV1-027

Property Address: 8104 Englewood Road (approximate address)

Location: Washington Township, Council District #2

Petitioner: Patrick & Katheryn Thompson, by Chris Schmidt

Current Zoning: D-S (TOD)

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an 11-foot north side yard setback (15 feet required).

Current Land Use: Single-family residential

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

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This petition was continued from the June 3, 2025 BZA Division I hearing due to insufficient notice and was transferred to the June 10, 2025 BZA Division II hearing upon the petitioner's request.

STAFF RECOMMENDATION

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

PETITION OVERVIEW

- This petition would allow for a building addition resulting in an 11-foot north side yard setback (15 feet required).
- The subject site is zoned D-S and is improved with a single-family residence. The proposal calls for the addition for an attached garage structure on the north side of the existing residence.
- Setback standards are in place to provide for ample spacing in between structures, leave room for maintenance, and to limit overdevelopment. The property has a lot width of approximately 130 feet, while the standard for the D-S zoning district is 150 feet. Staff finds this to represent a reasonable practical difficulty with regards to meeting side setback requirements. Further, Staff finds the request for 11 feet to be minor and reasonable in nature, especially given the reduced lot width. Additionally, with reduced setbacks being present in the surrounding neighborhood, Staff does not find the proposed development to be out of character for the area and, therefore, to be in accordance with the Infill Housing Guidelines. For these reasons, Staff is unopposed to the request.

GENERAL INFORMATION

Existing Zoning	D-S (TOD)	
Existing Land Use	Single-family residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-S (TOD)	North: Single-family residential
South:	D-S (TOD)	South: Single-family residential
East:	D-S (TOD)	East: Single-family residential
West:	D-S (TOD)	West: Single-family residential
Thoroughfare Plan		
Englewood Road	Local Street	50 feet of right-of-way existing and 50 feet proposed
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes, Transit-Oriented Development	
Wellfield Protection Area	No	
Site Plan	5/14/25	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	5/8/25	
Findings of Fact (Amended)	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 Suburban 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

- With regards to setbacks, the Infill Housing Guidelines recommends:
 - Reinforce spacing on the block
 - Leave room for maintenance
 - Limit uncharacteristically large gaps between houses

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

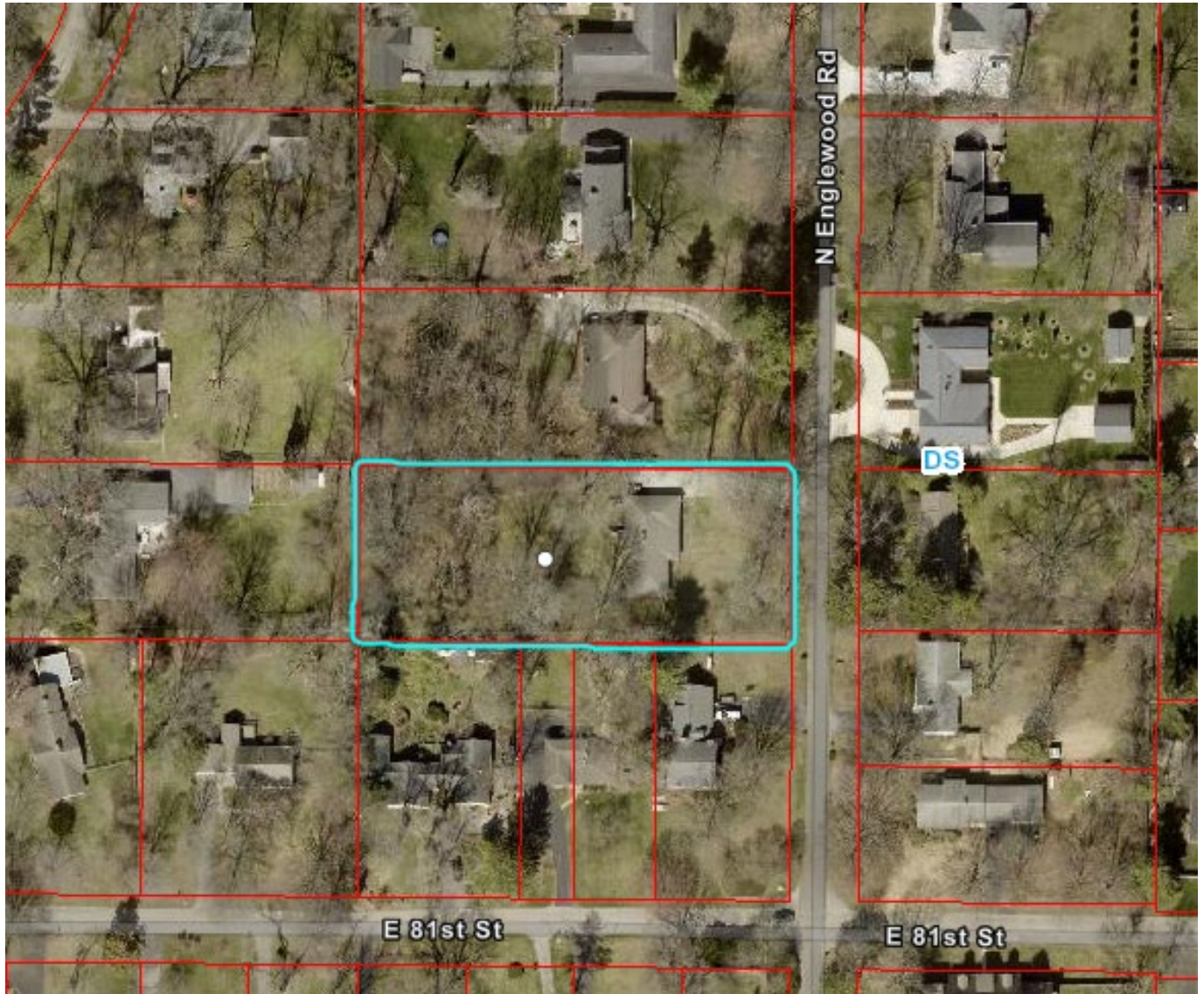
N/A

ZONING HISTORY – VICINITY

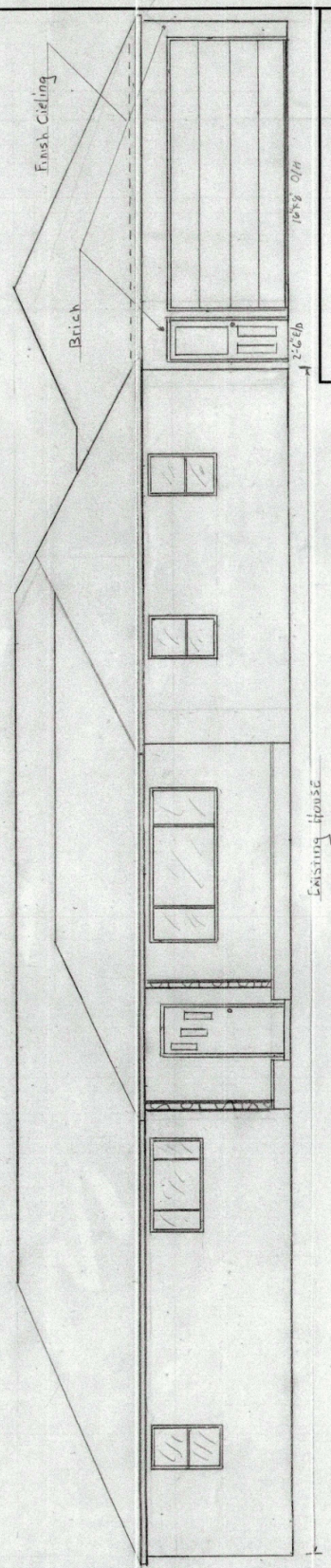
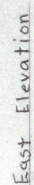
2025DV2006; 8201 Englewood Road (north of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a seven-foot north side yard setback and 14-foot aggregate side yard setback (minimum 15-foot, aggregate 35-foot side yard setback required) with a 51-foot front yard setback from Englewood Road (60-feet required) and a parking area within the front yard exceeding 30-feet in width (not permitted), **granted**.

2024DV1013; 1801 East 86th Street (north of subject site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of two wall signs on elevations that do not face a street (required), **approved**.

EXHIBITS







8104	ENGINEWOOD DR. INDIANAPOLIS IN	APPROVALS	DRAWING NUMBER
ISSUED	4/1/13	DRAWN BY TAY	106 LB
DATE	4/12/13	REVISED	
		ADDITION	
		PATRICK THOMPSON	

