

BOARD OF ZONING APPEALS DIVISION II

May 19, 2026

Case Number: 2026-UV2-006

Property Address: 1527 South East Street (approximate address)

Location: Center Township, Council District #18

Petitioner: John Hoyt by Ashley Hummer-Holmes / Hummer Homes

Current Zoning: C-1 & C-3

Request: Variance of Use of the Consolidated Zoning and Subdivision Ordinance to permit a secondary dwelling unit in a C-1 district (residential uses not permitted in C-1) and to permit a secondary dwelling unit when the primary dwelling is not a single-family detached dwelling (not permitted).

Current Land Use: Residential

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

Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

This petition will require a four-day waiver of notice.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 1527 South East Street is a top-bottom duplex on South East Street between Lincoln and Weghorst Streets. Properties immediately to the North and South are residential in nature. Properties across the street and further to the south provide a variety of low-intensity commercial uses.
- The property record card for this property shows a dwelling existing on this location since 1910. This residential use long predates any zoning classifications for the City of Indianapolis. It is not clear when this property was converted to a duplex, but a structural permit from a 2016 remodel (STR16-04080) approved plans showing a dwelling unit on the second floor. Based on staff's analysis of this permit, the duplex is legally established. The property is currently split zoned between C-1 and C-3, with the majority of the property falling under the C-1 classification. The land use plan contemplates this as village mixed use.
- The petitioner seeks to build a detached garage with a carriage house on the property. As this property is zoned C-1, any expansion of a residential use would expand a nonconformity--

requiring a variance. Furthermore, the ordinance only contemplates accessory dwelling units as accessories to single-family detached homes. As this property is property is a duplex, a variance is also required in this instance.

- A Variance of Use is a tool that can be used to provide a remedy when a use is not contemplated in the Ordinance and/or when a rezoning may not make sense from a long-range planning perspective. Rezoning to a straight dwelling district could hamper possible future mixed-use development.
- According to the Land Use Pattern Book, the Village Mixed-Use typology “creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities” and “has a residential density of 6 to 25 dwelling units per acre.” This petition would conform to the typology by supporting various types of housing and encouraging the contemplated density. Furthermore, this would allow the property to continue its residential use. In staff’s analysis, this petition is seeking minimal relief based on the existing structures. As such, staff recommends approval of this petition.

GENERAL INFORMATION

Existing Zoning	C-1 & C-3	
Existing Land Use	Residential	
Comprehensive Plan	Village Mixed Use	
Surrounding Context	Zoning	Surrounding Context
North:	C-1	North: Residential
South:	C-3	South: Residential/Commercial
East:	D-5	East: Residential
West:	C-1 & C-3	West: Residential / Commercial
Thoroughfare Plan		
South East Street	Local Street	50-foot existing right-of-way and 56-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	03/17/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	03/17/2026	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- “The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods rather than the wider community. This typology is compact and walkable, with parking at the rear of the buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture asl contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre”

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

96-HOV-64; 1521 South East Street (north of site), Variance of Development Standards of the Commercial Zoning Ordinance to provide for the construction of a 24' x 24' detached garage (not permitted in a C-1 classification), **approved**.

2018-DV1-025; 1531 South East Street (south of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a retail building, with four parking spaces (nine parking spaces required), and a zero-foot east transitional yard without landscaping (eight-foot transitional yard with landscaping required), **approved**.

2018-UV1-017; 1529 South East Street (south of site), Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for primary and accessory residential uses, including a single-family dwelling and a detached garage (not permitted), **approved**.

EXHIBITS
2026UV2006; Aerial Map



2026UV2006; Photographs



Photo 1: Looking east on South East Street at front of property

2026UV2006; Photographs (continued)



Photo 2: Looking north on East Street

2026UV2006; Photographs (continued)



Photo 2: Neighboring property to the east

2026UV2006; Photographs (continued)



Photo 3: View of South East Street looking south.

2026UV2006; Photographs (continued)



Photo 4: Looking across South East Street from subject site

2026UV2006; Photographs (continued)



Photo 5: Further images across South East Street

2026UV2006; Photographs (continued)



Photo 6: View from rear of property

2026UV2006; Photographs (continued)



Photo 7: View from alley looking north

2026UV2006; Photographs (continued)



Photo 8: View from alley looking south