

BOARD OF ZONING APPEALS DIVISION I

August 5, 2025

Case Number: 2025-DV1-029 (Amended)
Property Address: 2062 Carrollton Avenue (approximate address)
Location: Center Township, Council District #13
Petitioner: Breedy B LLC, by Jamilah Mintze
Current Zoning: D-8
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a five-foot rear yard setback (fifteen feet required) and a three-foot corner side yard setback from 21st Street (eight feet required).
Current Land Use: Single-family residential
Staff Recommendations: N/A
Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This petition was continued from the July 1, 2025 to the August 5th 2025 hearing due to Staff error.

STAFF RECOMMENDATION

- Staff **recommends denial** of this petition

PETITION OVERVIEW

- This petition would allow for a building addition resulting in a five-foot rear yard setback (fifteen feet required) and a three-foot corner side yard setback from 21st Street (eight feet required).
- The subject site is zoned D-8 and is improved with a single-family residence. The subject site is approximately 33 feet wide, 2650 square feet, and is of sufficient lot width and lot area for the D-8 Compact Lot standards.
- Residential setback standards are in place to allow for sufficient spacing in between buildings, to limit overdevelopment, preserve open space and natural features, and to ensure sufficient room for natural light and maintenance. Likewise, the Infill Housing Guidelines recommends reinforcing the existing spacing on the block, leaving room for maintenance, and matching the existing context.
- Staff finds the proposed addition to be overdevelopment of the site that would significantly alter the site and overwhelm the adjacent property to the west, which is a small single-story house. Staff does

not find the proposed request to be in line with the surrounding context, as reduced rear yard setbacks for the primary structure is not common for the immediate vicinity. Finally, with the site being of sufficient lot size, and with the site already being used residentially, Staff does not find there to be any practical difficulty for needing the requested variances for the expansion of the primary structure. Therefore, Staff recommends denial of the petition.

- Staff is aware that the site does not contain an alley and that the only location for vehicular access would be from East 21 Street, and would note that detached garage accessory structures can be located up to five feet from the rear lot line and would not require the rear yard setback variance requested for the primary structure.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Single-family residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-8	North: Single-family residential
South:	D-8	South: Single-family residential
East:	D-8	East: Two-family residential
West:	D-8	West: Multi-family residential
Thoroughfare Plan		
East 21 st Street	Local Street	70 feet of right-of-way existing and 48 feet proposed
Carrollton Avenue	Local Street	50 feet of right-of-way existing and 48 feet proposed
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	5/28/25	
Site Plan (Amended)	N/A	
Elevations	5/28/25	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	5/28/25	
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 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

- With regards to building spacing, the Infill Housing Guidelines recommends:
 - Reinforce existing spacing on the block
 - Leave room for maintenance
 - Match existing context

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

2010DV2027; 2009 Bellefontaine Street (east of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a two-family dwelling with a 7.42-foot setback from the right-of-way of East 20th Street, and a parking pad with a 5.625-foot front yard setback, **approved**.

2017DV2039; 2001 Carrollton Avenue (south of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an eight-foot tall fence (maximum six-foot tall fence permitted), **denied**.

2018DV2028; 2029 N College Ave (south of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a multi-family building with a four-foot front setback from the proposed right-of-way, with a one-foot north side setback and 17 feet between multi-family buildings and to provide for a multi-family building with a five-foot front setback from the proposed right-of-way and a 20-foot south side setback (30 feet from proposed right-of-way required, 27-foot side setback required and 20 feet between buildings required), and to permit a 0.95 floor area ratio for the project (maximum 0.60 required), **approved**.

2020DV1040; 2040 Cornell Avenue (east of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-family dwelling with a five-foot front setback and a detached garage, both with three-foot side setbacks and 44% open space (18-foot front setback or average, four-foot side setbacks and 55% open space required), **approved**.

2021DV2021; 823 S 21st Street (east of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with a one-foot setback from the right-of-way of 21st Street, a five-foot rear setback and 48% open space (18-foot front setback or average, 15-foot rear setback and 55% open space required), **approved**.

97UV129; 701 E 21st Street 9 (west of site), Variance of use of the Dwelling Districts Zoning Ordinance to provide for the operation of a counseling service within one of the dwelling units of an existing multi-family building (not permitted). The property is located at 701 e 21st Street, Center Township, in a D-8 zoning district, **approved**.

2021ZON021; 2151 N College Avenue (north of site), Rezoning of 1.1 acres from D-8 and C-3 districts to the D-P classification to provide for 36 townhome units at a density of 25 units per acre, **approved**.

2022ZON073; 3415 N Sherman Drive (north of site), Rezoning of 0.16 acre from the C-4 district to the D-5 district to provide for residential uses, **approved**.



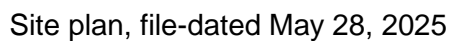
Department of Metropolitan Development
Division of Planning
Current Planning

2023DV2018; 2050 Carrollton Avenue (south of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an eight-foot-tall fence within the rear yard (maximum fence height of six-foot permitted), **approved.**

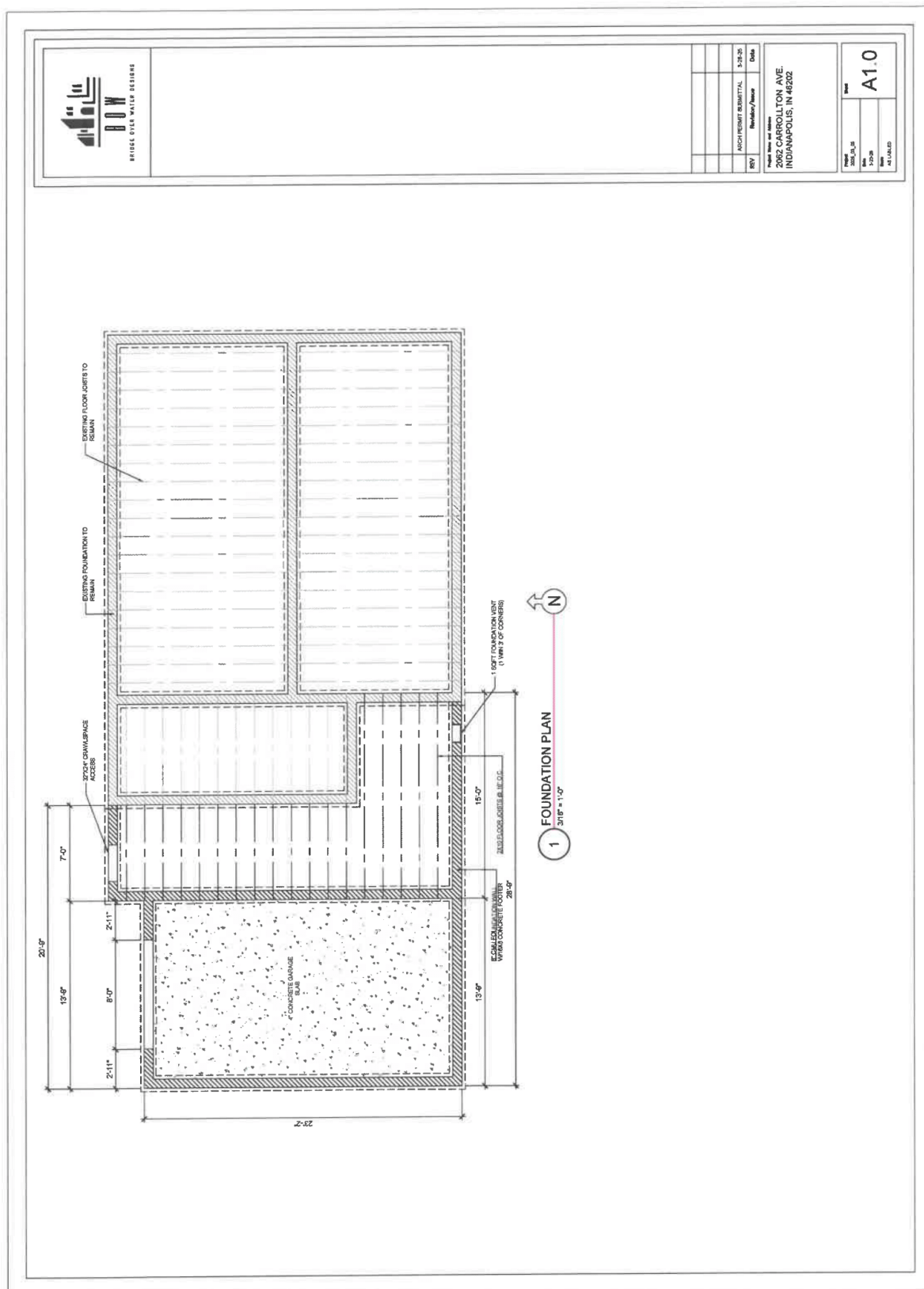
EXHIBITS



Present day aerial

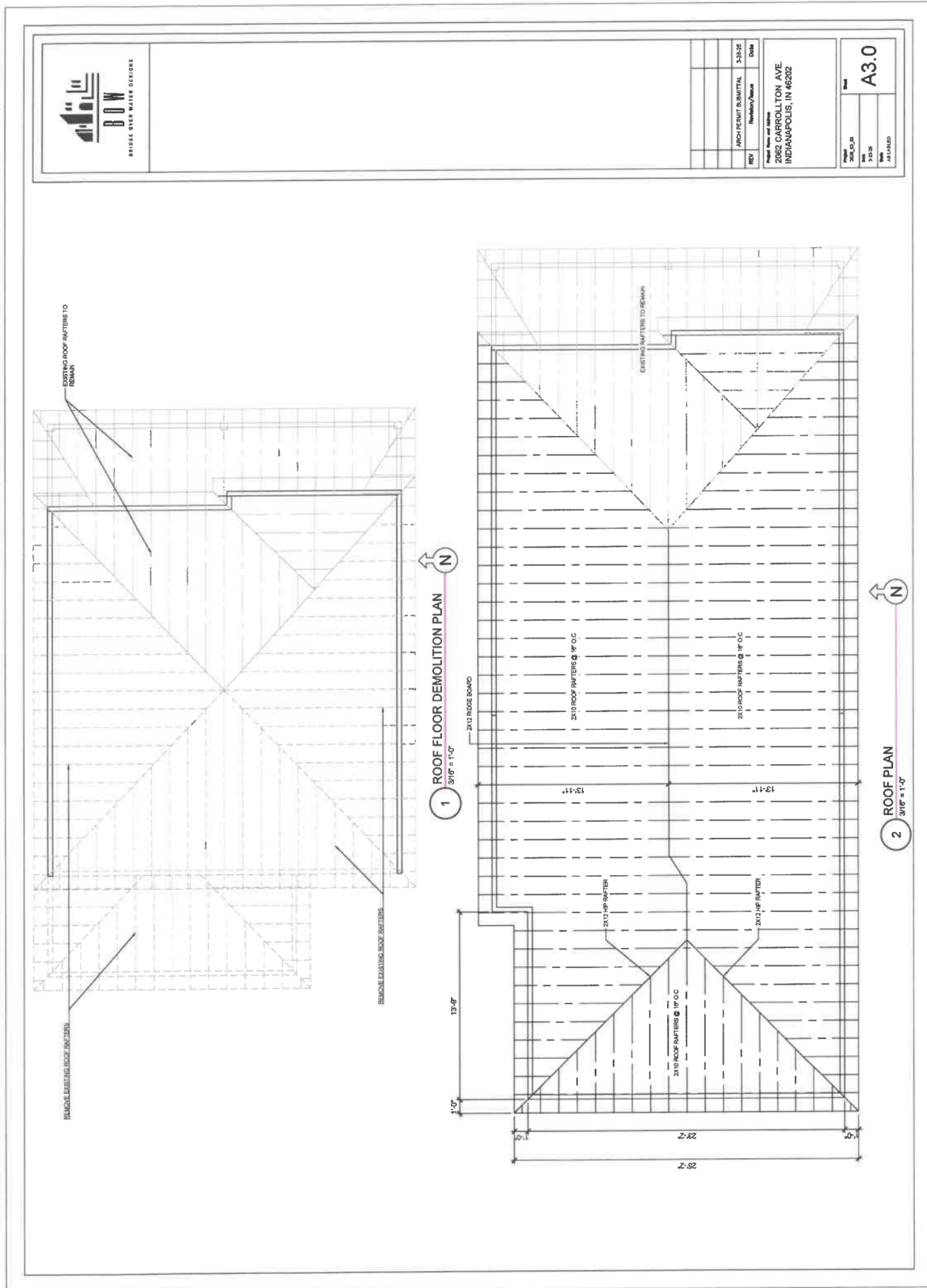






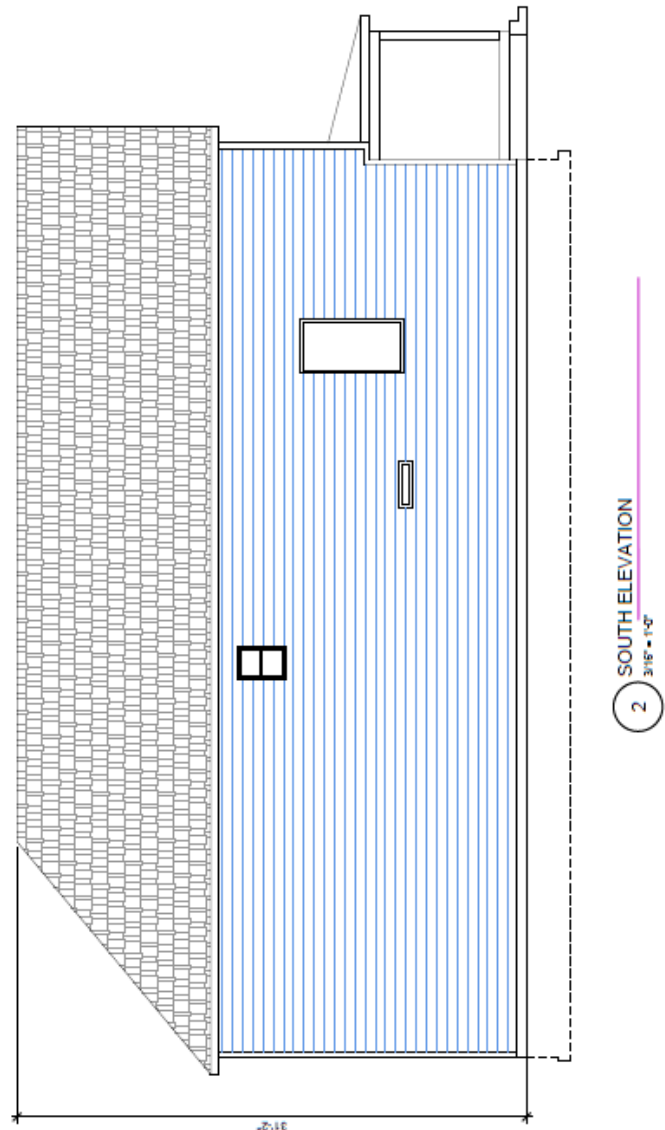
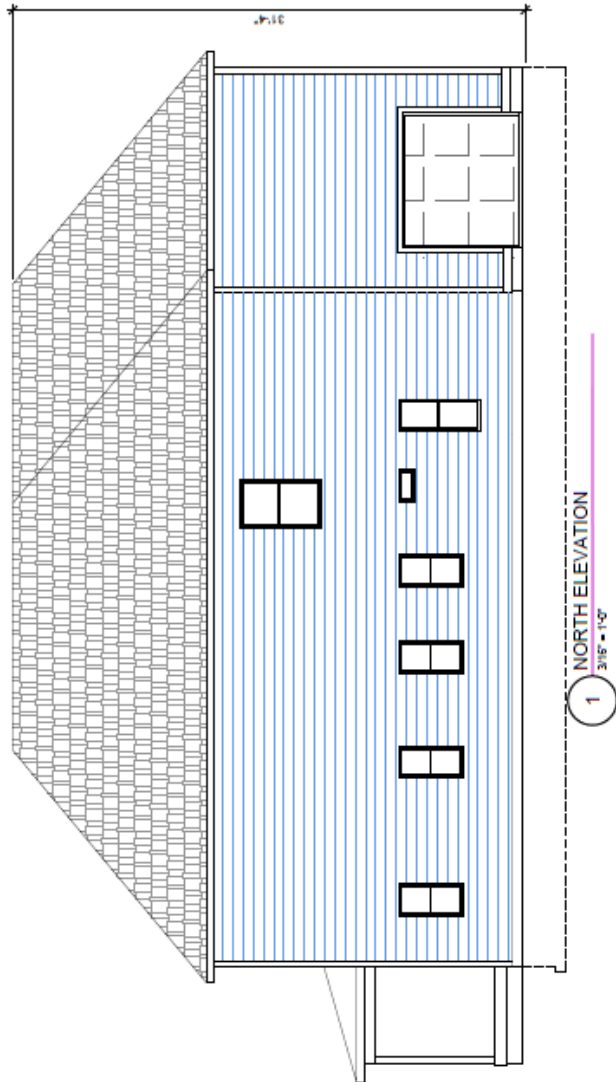


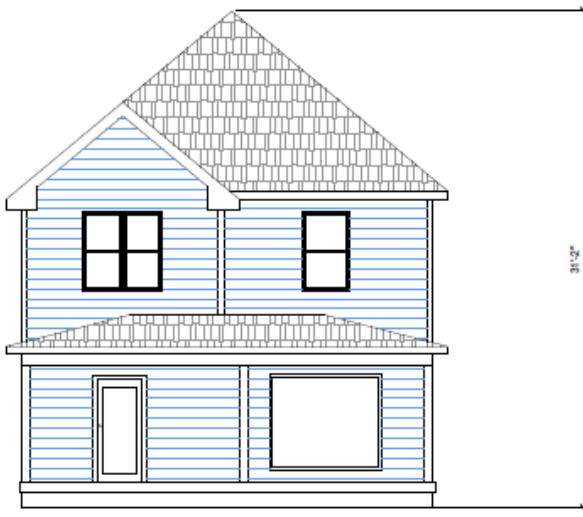




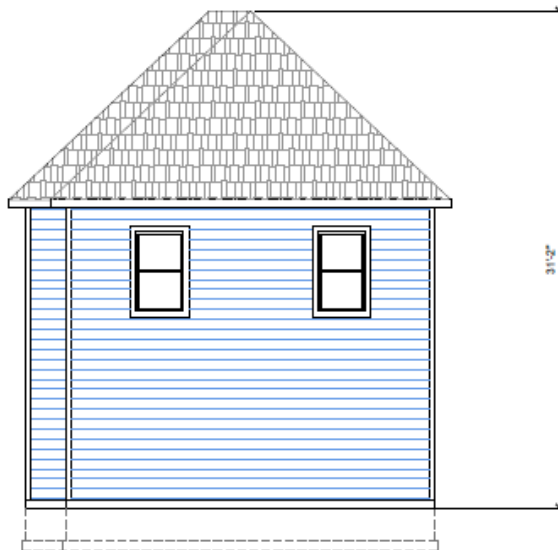


DATE: 10/1/2021	SCALE: 1/8" = 1'-0"	DATE: 10/1/2021	SCALE: 1/8" = 1'-0"
PROJECT: 2021-01-01	PROJECT: 2021-01-01	PROJECT: 2021-01-01	PROJECT: 2021-01-01
LOCATION: 2021-01-01	LOCATION: 2021-01-01	LOCATION: 2021-01-01	LOCATION: 2021-01-01
DESCRIPTION: 2021-01-01	DESCRIPTION: 2021-01-01	DESCRIPTION: 2021-01-01	DESCRIPTION: 2021-01-01
DATE: 10/1/2021	SCALE: 1/8" = 1'-0"	DATE: 10/1/2021	SCALE: 1/8" = 1'-0"
PROJECT: 2021-01-01	PROJECT: 2021-01-01	PROJECT: 2021-01-01	PROJECT: 2021-01-01
LOCATION: 2021-01-01	LOCATION: 2021-01-01	LOCATION: 2021-01-01	LOCATION: 2021-01-01
DESCRIPTION: 2021-01-01	DESCRIPTION: 2021-01-01	DESCRIPTION: 2021-01-01	DESCRIPTION: 2021-01-01





1 EAST ELEVATION
 3/16" = 1'-0"



2 WEST ELEVATION
 3/16" = 1'-0"



BOW
 BRIDGES OVER WATER DESIGNS

	ARCH PERMIT SUBMITTAL	3-29-25
10	Revised/Issued	0/0

PROJECT NAME & ADDRESS
 2062 CARROLLTON AVE.
 INDIANAPOLIS, IN 46202

DRAWN 3/29/25 3/29/25 4/2/2025	SHEET A4.1
---	---------------

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 proposed plan supports the current ordinance to allow for a one car space on property with a single family residence. The proposal will contribute to providing a designated parking ability to the residents of the property, therefore eliminating additional vehicles to park along the side streets.

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 use and value adjacent is similar to one of the proposed parcel, the intent is to complete this SFR project and offer a single parking option which aligns with other properties within 200 feet of the proposed project.

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

The zoning ordinance allows for a "detached" one car garage for D5 properties in this area, however, the proposed plans indicate a more modern design while also providing additional square footage for the single residence. By accommodating the limited open space, the plans intend to beautify the property and enhance the appearance of entering the residential street.

DECISION

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

Adopted this _____ day of _____, 20 ____



Subject site looking southwest



Rear yard where the proposed addition would be located



Subject site with adjacent houses in background



Subject site looking southeast



Looking west down East 21st Street



Property directly west of subject site



Subject site on the left and the adjacent property on the right