

**BOARD OF ZONING APPEALS DIVISION I**

**March 4<sup>th</sup>, 2025**

**Case Number:** 2024-UV1-030 (Amended)  
**Property Address:** 2927 West Washington Street (*Approximate Address*)  
**Location:** Warren Township, Council District #18  
**Petitioner:** Teklit Fecadu  
**Current Zoning:** C-4 (TOD)  
**Request:** Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a four-unit multi-family building (not permitted) and a fifth detached dwelling unit (not permitted).  
**Current Land Use:** Commercial  
**Staff Recommendations:** Staff recommends **denial** of this variance petition.  
**Staff Reviewer:** Kiya Mullins, Associate Planner

**PETITION HISTORY**

This is the third public hearing for this variance petition.

The second public hearing occurred on February 4<sup>th</sup>, 2025, where this variance petition was continued due to an insufficient number of board member needed to cast a vote.

The first public hearing for this case occurred on January 7<sup>th</sup>, 2024, where it was continued to allow for changes to the petition request and legal notice.

**STAFF RECOMMENDATION**

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

**PETITION OVERVIEW**

- The petitioner is requesting two items: 1) to allow for a four-unit multifamily dwelling in a C-4 zoning district and 2) to also allow a fifth detached dwelling unit in the rear yard.
- This property is 0.23 acres and is within a C-4 zoning district and Transit Oriented Development (TOD) Secondary District, in a location where the land use plan suggests Village Mixed-Use.
- The C-4 zoning district is designed to provide for the development of major business groupings and regional size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. There are no dwellings that are permitted within the C-4 zoning district.
- This building and an accessory building have been in this location at least since 1915 per aerials.

- Currently renters are living in the detached dwelling unit and the main house.
- Staff is recommending denial of this variance petition because this is an intense use for a small lot that does not have the space to accommodate for five (5) households. The small size of the lot with five (5) apartments located on this property would negatively impact the parking for this site and potential for traffic flow in the area.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-4 (TOD)	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
	North: D-P	North: Village Mixed-Use
	South: D-5	South: 5-8 Residential Units per Acre
	East: C-4	East: Village Mixed-Use
	West: Enter Zoning	West: Special Use
<b>Thoroughfare Plan</b>		
Washington Street	Primary Arterial	80 feet of right of way existing and 88 feet of right of way proposed.
Hancock Street	Local Street	30 feet of right of way existing and 48 feet of right of way proposed.
Harris Avenue	Local Street	50 feet of right of way existing and 48 feet of right of way proposed.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	10/14/2024	
<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>	10/14/2024	
<b>Findings of Fact (Amended)</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

- Marion County Land Use Plan Pattern Book

- Blue Line TOD Strategic Plan

#### 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 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 also 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. (pg 18)
- The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area (pg 22).

#### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Blue Line TOD Strategic Plan
  - Central Greens Blvd and Washington Existing Conditions
    - Direct access to the Historic Central State Hospital Campus and Central Greens Redevelopment to the north.
    - Washington Street have both suburban style retail with surface parking and historical, pedestrian oriented storefront retail providing character.
    - Older residential housing follows historical street grid patterns in the South and East sides of the Station. To the southwest are several large automobile junkyards along eagle creek.

#### 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)



**Department of Metropolitan Development  
Division of Planning  
Current Planning**

Not Applicable to the Site.

## ZONING HISTORY

### ZONING HISTORY – SITE

- N/A

### ZONING HISTORY – SURROUNDING AREA

- 2010-DV2-009: 3234 West Washington Street
  - Variance of Development Standards of the Commercial Zoning Ordinance to provide for retail sale of adult films and lingerie located approximately 305 feet from a D-P District (500-foot separation required between an adult entertainment business and a dwelling district).
    - Denied
- 2010-HOV-016: 337 North Warman Avenue
  - Variance of use of the Dwelling Districts Zoning Ordinance to provide for a charter school (not permitted).
    - Approved
- 2010-ZON-044: 337 North Warman Avenue
  - Rezoning of 1.68 acres, from the D-5 (W-5) District, to the SU-1 (W-5) classification to provide for religious uses.
    - Approved
- 2011-ZON-048: 2504 West Washington Street
  - Rezoning of 0.22 acre, from the C-4 District, to the C-3 classification to provide for neighborhood commercial uses.
    - Approved
- 2013-DV2-017: 2327 West Washington Street
  - Variance of development standards of the Commercial Zoning Ordinance to provide for a five-foot south side transitional yard (10-foot transitional yard required along an alley) and to provide for a parking lot with deficient maneuvering (adequate maneuvering required).
    - Denied
- 2013-DV3-028A: 204 North Tremont Street
  - Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an eight-foot tall fence (maximum six-foot tall fence permitted).
    - Approved
- 2013-DV3-028B: 204 North Tremont Street
  - Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a pergola, with a zero-foot front setback along Ohio Street, being in front of the established front building line (25-foot front setback or average setback required, detached structures not permitted in front of the established building line).
    - Approved
- 2013-HOV-044: 35 North Mount Street

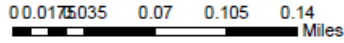
- Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 528-square foot detached garage, creating an open space of 54.1% (minimum 65% open space required).
    - Approved
- 2013-ZON-065: 3000 West Washington Street
  - Rezoning of 115 acres from the D-P district to the D-P classification to provide for the following permitted uses; breweries, with accessory tasting rooms, indoor-outdoor event centers, student housing and urban farming, generally with respect to the re-use of historic buildings within the Cultural Village Section of the Central Greens Planned Unit Development.
    - Approved
- 2016-PLT-028: 3000 West Washington Street
  - Approval of a Subdivision Plat to be known as Central Greens, dividing 2.645 acres into 18 lots and one townhome lot.
    - Approved
- 2017-DV1-006: 305 Harris Avenue
  - Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a carport addition, within the clear sight triangle of the alley (not permitted), with a one-foot side setback and three-foot rear setback (three-foot side and five-foot rear required), creating an open space of 49% (60% open space required), and to provide for and legally establish a five-foot front setback, a two-foot side setback and five feet between dwellings for the existing dwelling and dwelling addition (18-foot front setback, three-foot side setback and 10 feet between dwellings required).
    - Approved
- 2017-PLT-004: 3000 West Washington Street
  - Approval of a Subdivision Plat to be known as Central Greens Commercial, dividing 5.5 acres into five lots.
    - Approved
- 2017-PLT-050: 218 North Warman Avenue
  - Approval of a Subdivision Plat, to be known as Central Greens 2, dividing 7.299 acres into 70 lots.
    - Approved
- 2018-PLT-039: 218 North Warman Avenue
  - Approval of a Subdivision Plat, to be known as Replat of Block A of 58 Bahr at Central State (and adjoining property), dividing 1.256 acres into 10 lots, with waivers to provide for a 38-foot public street right-of-way (45-foot right-of-way required), to provide for a dead-end public street, to provide for no open space components, and to provide for no sidewalks along the east side of Williams Street.
    - Approved
- 2018-PLT-050: 76 Central Greens Boulevard
  - Approval of a Subdivision Plat, to be known as The Townhomes at Central Greens, dividing 0.32 acre into four townhome lots.
    - Approved
- 2018-PLT-081: 3255 West Washington Street

- Approval of a Subdivision Plat, to be known as Brackin Commercial, dividing 4.137 acres into three lots.
  - Approved
- 2019-PLT-042: 3000 West Washington Street
  - Approval of a Subdivision Plat, to be known as Site 12 at Central State, dividing 13.063 acres into 99 lots, with waivers of the open space requirements and natural landscaping requirements.
    - Approved
- 2019-PLT-089: 3000 West Washington Street
  - Approval of a Subdivision Plat, to be known as Central Greens Apartments, dividing 82.441 acres into two lots, with a waiver to permit the creation of subdivision without including all the parent tract of Instrument #2004-0083696 (subdivision of three acres or more without new streets or easements of access permitted for residentially and agriculturally zoned or used land).
    - Approved
- 2020-PLT-055: 3000 West Washington Street
  - Approval of a Subdivision Plat, to be known as Site 11 at Central Greens, dividing 9.22 acres into 81 lots, with a waiver of the minimum required street offset and open space components.
    - Approved
- 2021-ZON-084: 2610 West Washington Street
  - Rezoning of 0.16 acre from the C-4 district to the D-5 district.
    - Approved
- 2022-CZN-847: 2627 West Washington Street
  - Rezoning of 0.39 acre from the C-4 (TOD) district to the MU-2 (TOD) district to provide for mixed-use development.
    - Approved
- 2022-DV1-051A: 3127 West Washington Street
  - (Amended) Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of retail building along a Connector Frontage, with a 32-foot front setback from Washington Street (maximum 25-foot setback permitted).
    - Approved
- 2022-DV1-051B: 3127 West Washington Street
  - (Amended) Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of retail building along a Connector Frontage, with a building comprising 44% of the building line (60 percent building line width required).
    - Approved
- 2022-ZON-031: 373 North Holmes Avenue
  - Rezoning of 0.76 acre from the D-5 district to the D-5II district to provide for a mixed-use development. Amended from request to MU-2.
    - Approved
- 2023-ZON-028: 320 N Tibbs Avenue

- Rezoning of 3.75 acres from the D-5, D-7 and C-3 districts to the HD-1 district.
  - Approved
- 2023-ZON-030: 50 N Tibbs Avenue
  - Rezoning of 12.07 acres from the I-2 and D-P (TOD) Districts to the D-10 (TOD) District to provide for multi-family residential development.
    - Approved
- 2023-ZON-089: 2918 Jackson Street
  - Rezoning of 0.23 acre from the D-5 (TOD) district to the D-8 (TOD) district to provide for a small apartment use.
    - Approved
- 2024-PLT-041: 50 N Tibbs Avenue
  - Approval of a Subdivision Plat, to be known as 50 North Tibbs Subdivision, subdividing 12.92 acres into two lots and two blocks.
    - Approved
- 2024-ZON-065: 132 N Belmont Avenue
  - Rezoning of 0.18-acre from the C-3 (TOD) district to the D-5 (TOD) district to provide for residential uses.
    - Approved



**EXHIBITS**



**Legend**

- ZoningApprovals
- ZoningLncu
- ZoningVariances
- Rezoning
- ZoningVacations
- ZoningPlats
- CCGIS.ThoroughfarePlan
- CCGIS.EASEMENT
- CCGIS.RIGHTOFWAY
- CCGIS.STREETS

- Built/Platted
- OPER\_STATUS**
- REMOVED
- VACATED
- VACATED/BUILT
- VACATED/LOCATOR
- CCGIS.DMDLandUsePlanBase
- CCGIS.lhpc
- CCGIS.ZONING
- PARCELSTATEPIN
- PARCELS
- PLATTEDSUBDIVISION
- CCGIS.Buildings



Exhibit 1: ArcGIS map of the surrounding area.



METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

The property is maintained and adheres to all current safety regulations, ensuring a secure environment for the community. Regular updates and inspections guarantee that it meets the highest standards of public health and safety. Furthermore, the property is equipped with modern amenities that align with best practices for maintaining overall welfare and community well-being.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The property will continue to be maintained in accordance with current zoning and aesthetic standards. The use of the property is consistent with the surrounding neighborhood, ensuring compatibility and minimizing disruption. Additionally, any changes made will enhance the overall appeal and functionality of the area, potentially increasing its value through carefully strategized renovations and upgrades.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The property layout and function has been utilized for multi-family use for the past decades; however, due to its location, the current zoning categorize this property as commercial. In doing so, I intend to continue to use this property for multi-family use, which, complements the surrounding residential properties.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

When I purchased the property for \$ 200,000 eight months ago, I intended to continue its use for multifamily purposes, consistent with its function for the past 30 years. Restricting the zoning ordinance now would adversely affect my revenue and property value, as the layout is not suitable for commercial use. I had no intention of using the property for commercial use, and enforcing this restriction would hinder me from affording to pay the morgage and supporting my family.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

There is no plan to make changes to the land use and structural change to the property that will interfere substantially with the comprehensive plan.

Exhibit 2: Findings of Fact submitted by the petitioner.

## **Plan of Operation for 2927 W. Washington Street, Indianapolis, Indiana 46222**

### **Description of the Business**

The property at 2927 W. Washington Street will operate as a multifamily dwelling, featuring five residential units designed to offer comfortable living spaces. Each unit is equipped with full kitchen and bathroom facilities, including modern appliances such as refrigerators, cooking ranges, and microwaves. The layout of the property encourages a sense of community while providing individual privacy for residents.

### **Key Operational Issues**

1. Workforce:
  - a. The property will be managed solely by the owner, who will oversee all aspects of operations, including tenant relations, property maintenance, and administrative tasks. This hands-on management approach ensures that residents receive prompt attention and personalized service.
2. Clients & Customers:
  - a. The target clients for this multifamily dwelling include small families, young professionals, and individuals seeking quality, affordable housing in a convenient urban location. The property aims to foster a welcoming environment that promotes community engagement among residents.
3. Processes Conducted on Site:
  - a. Routine processes will include regular maintenance checks to ensure all appliances and systems are functioning correctly. The owner will be responsible for managing tenant requests, conducting repairs as needed, and maintaining common areas, such as outdoor spaces and hallways, to enhance the overall living experience.
4. Materials Used:
  - a. Maintenance will involve the use of standard residential materials, such as plumbing fixtures, electrical components, and general cleaning supplies. Emphasis will be placed on using eco-friendly products wherever possible to promote sustainability and reduce environmental impact.
5. Shipping & Receiving:
  - a. While the property is not expected to engage in regular shipping and receiving activities, any necessary deliveries for maintenance supplies or tenant-related items will be carefully coordinated to minimize disruption to residents and neighbors. Deliveries will be scheduled during non-peak hours whenever possible.
6. Waste:
  - a. Residents are provided multiple garbage containers that are collected weekly by the city of Indianapolis.
7. Impact Mitigation
  - a. To minimize any potential negative impacts on neighboring properties, the following measures will be implemented:
    - i. Noise Control: The owner will establish quiet hours and communicate expectations to residents regarding noise levels, encouraging a respectful atmosphere within the community.
    - ii. Parking Management: Five designated parking spaces are allocated for residents, ensuring that the surrounding streets remain accessible and prevent overflow parking from disrupting the neighborhood.
    - iii. Communication: The owner is assertive to create meaningful relationships with tenants to foster a welcoming environment.
8. Conclusion
  - a. This detailed Plan of Operation outlines the intended use of 2927 W. Washington Street as a multifamily dwelling and addresses critical operational issues. By adhering to this plan, the owner aims to create a harmonious living environment that respects community standards while ensuring the property has a positive impact on the neighborhood.

Exhibit 3: Plan of Operation submitted by the petitioner.

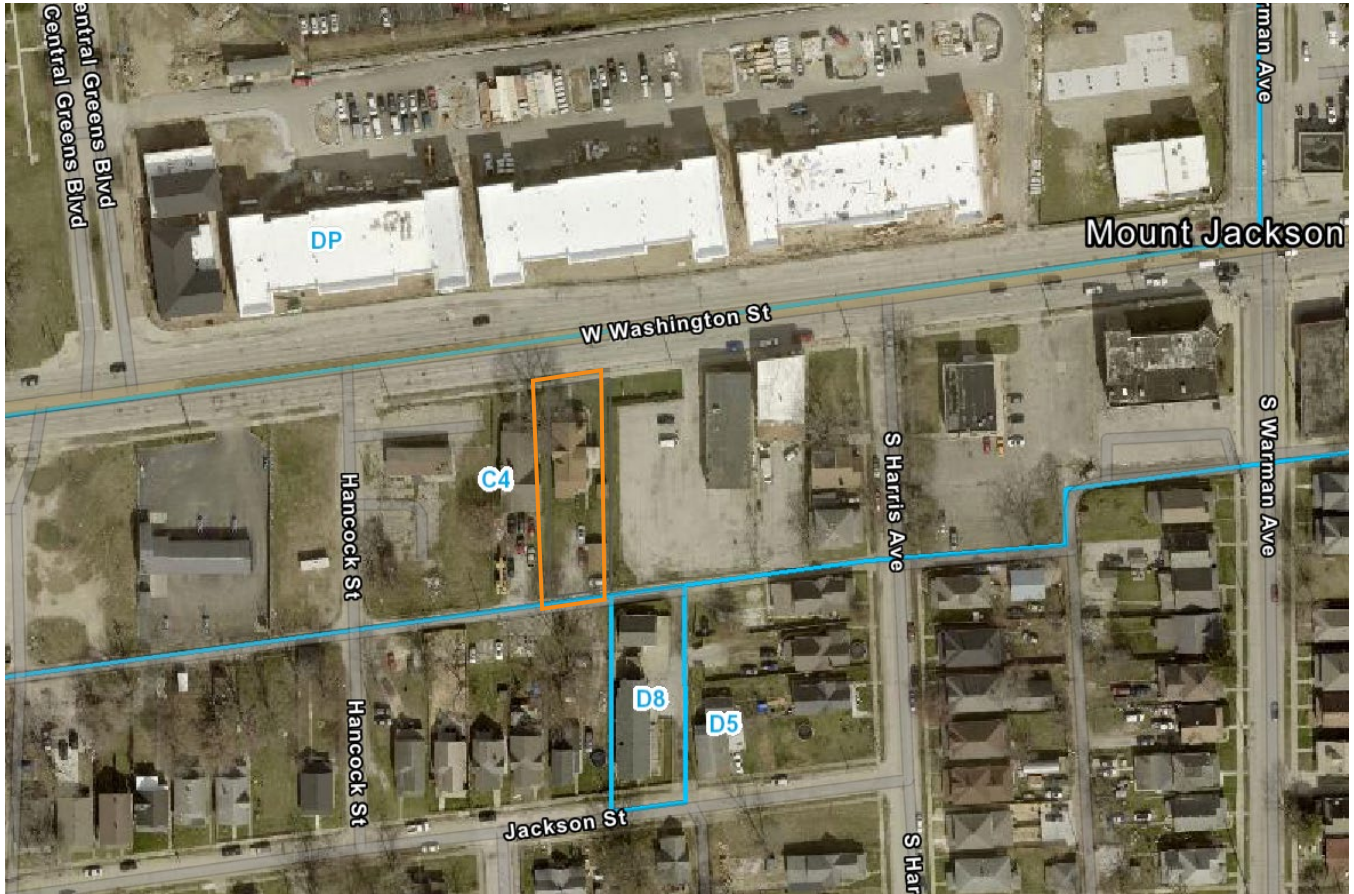


Exhibit 4: Aerial of area around 2927 West Washington Street.

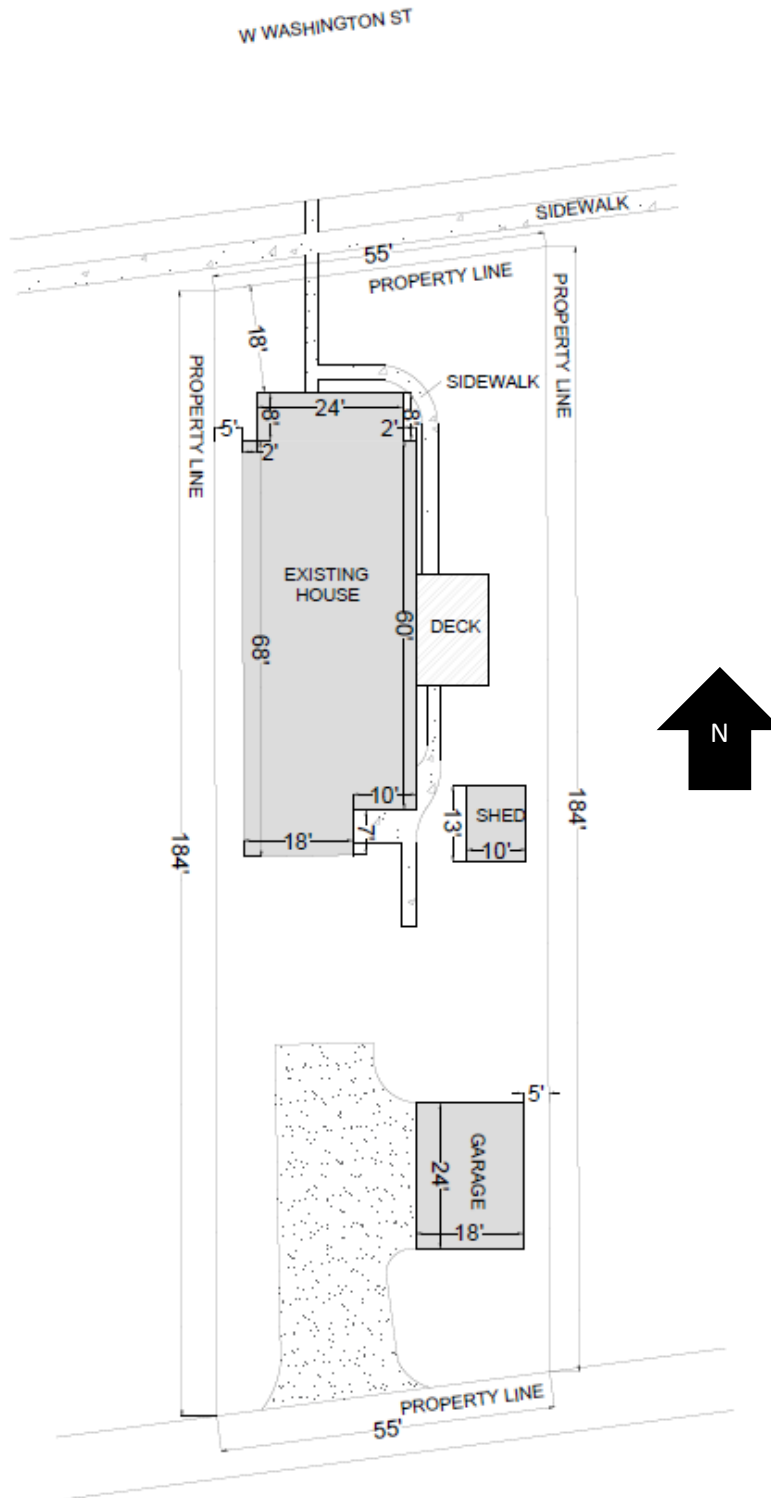


Exhibit 5: Site plan of 2927 West Washington Street.



Exhibit 6: Floor plan of 2927 West Washington Street



Exhibit 7: Apartment breakdown of floor plan.



Exhibit 8: Front of 2927 West Washington Street





Exhibit 9: Back of 2927 West Washington Street.



Exhibit 10: Detached Unit in the back of 2927 West Washington Street.



Exhibit 11: Parking area of the subject site.



Exhibit 12: Commercial business to the east of the subject site.



Exhibit 13: Dwelling to the west of the subject site.



Exhibit 14: Apartment complex to the north of the subject site.

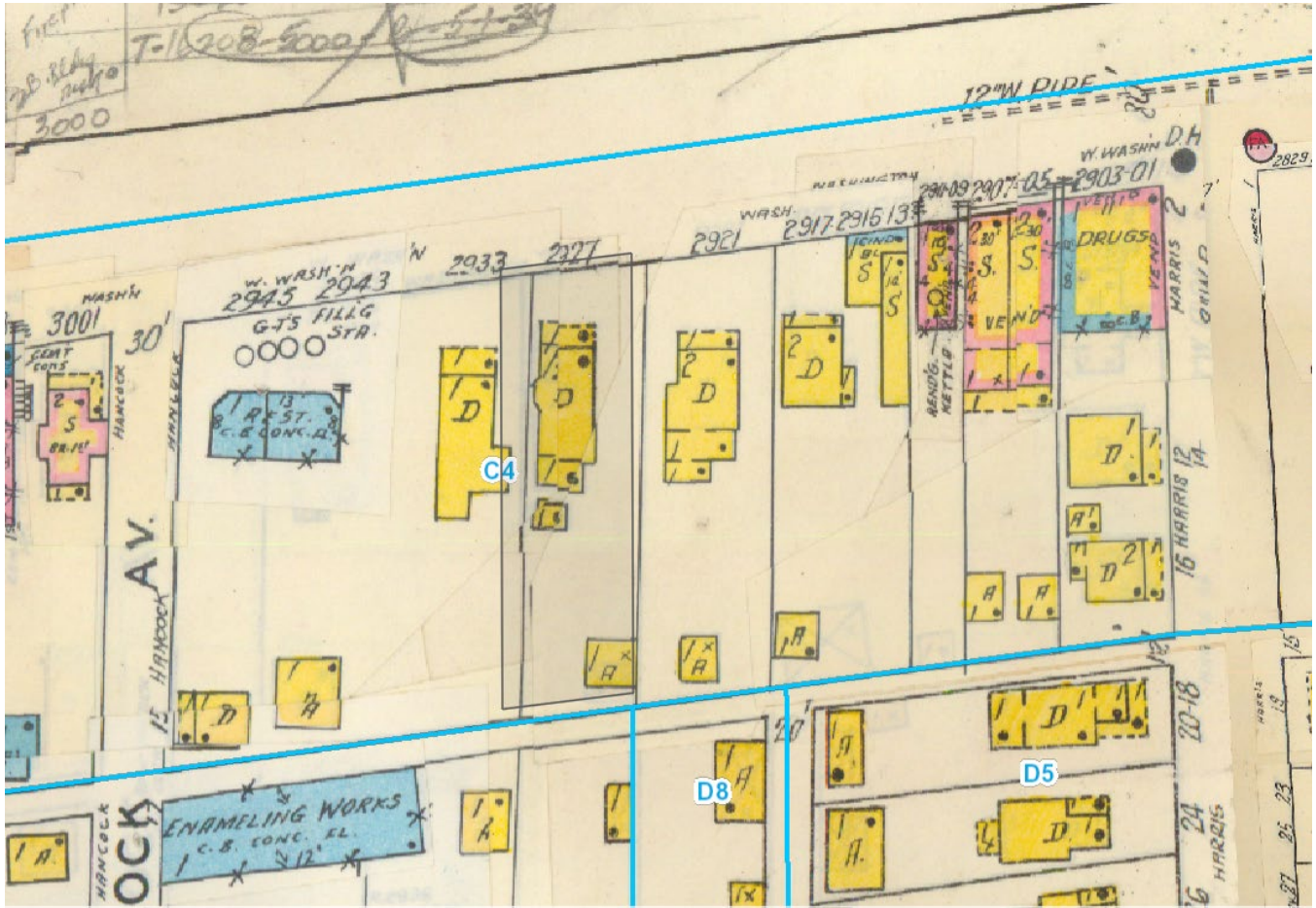


Exhibit 15: 1915 Sanborn map of the subject site.