

**BOARD OF ZONING APPEALS DIVISION I**

**March 4, 2025**

**Case Number:** 2025-DV1-007  
**Property Address:** 6138 Central Avenue (approximate address)  
**Location:** Washington Township, Council District #7  
**Petitioner:** Stephen & Mary Sommer, by Jeffrey Cowsert  
**Current Zoning:** D-4 (FF)  
**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 (20-feet required).  
**Current Land Use:** Residential  
**Staff Recommendations:** Staff **recommends approval** of this petition  
**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

- Staff **recommends approval** of this petition

**PETITION OVERVIEW**

- This petition would provide for a building addition resulting in a five-foot rear yard setback (20-feet required).
- The subject site is improved with a single-family detached house and is approximately 6000 square feet (.14 acres). This is a legally-established lot; the D-4 lot area standard for single-family houses is 7,200 square feet. This, as well as the atypical trapezoidal shape of the lot both present practical difficulties for being able to meet setback standards on the site. Further, the primary residence on site was developed with a reduced rear yard setback which predates the Ordinance standard, and reduced setbacks are not an uncommon feature of the surrounding area. Given the practical difficulty associated with the subject site, Staff is unopposed to the request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	<b>D-4 (FF)</b>	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	5-8 residential units per acre	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	D-4 (FF)	North: Residential
South:	D-4 (FF)	South: Residential
East:	SU-1 (FF)	East: Commercial
West:	D-4 (FF)	West: Residential
<b>Thoroughfare Plan</b>		
Central Avenue	Secondary Arterial	60 feet of right-of-way existing and 78 feet proposed
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	Yes (100-year)	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	1/28/25	
<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>	1/28/25	
<b>Findings of Fact (Amended)</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Envision Broad Ripple (2012)
- Infill Housing Guidelines
- Indy Moves

### Pattern Book / Land Use Plan

- Not applicable to this site.

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

- Not Applicable to the Site.

### Neighborhood / Area Specific Plan

- The Envision Broad Ripple neighborhood plan recommends 5-8 residential units per acre for this site.

### Infill Housing Guidelines

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

### Indy Moves

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

- The subject site is located approximately 140 feet from the Canal Towpath.



## ZONING HISTORY

### ZONING HISTORY – SITE

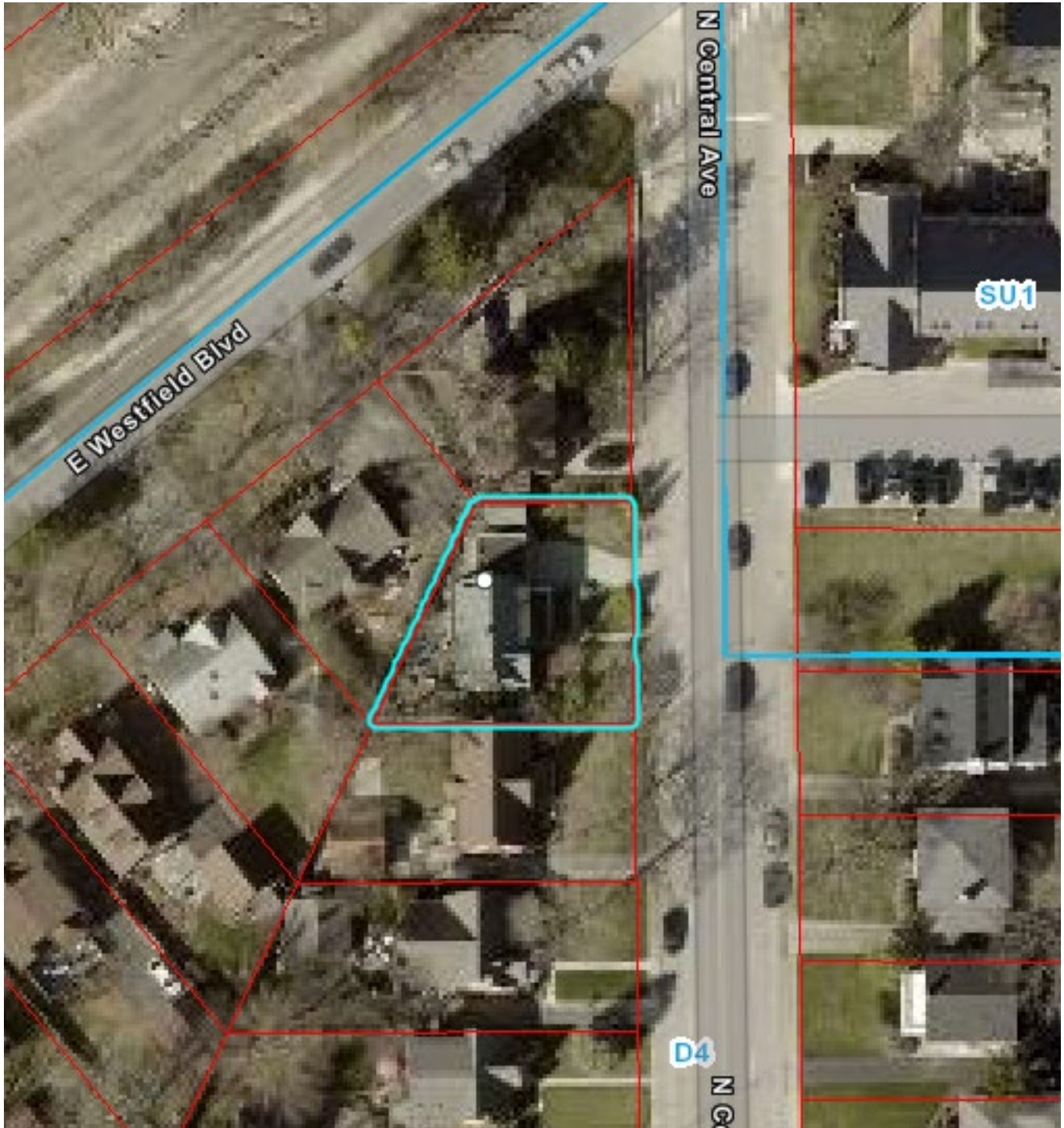
N/A

### ZONING HISTORY – VICINITY

**2020UV3002; 6151 Central Avenue (east of site)**, Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for office uses in an SU-1 district (not permitted), **approved**.

**2009-ZON-069, 6151 Central Avenue (east of site)**, rezone from the D-4 FF district to the SU-1 district, **approved with commitments**

EXHIBITS



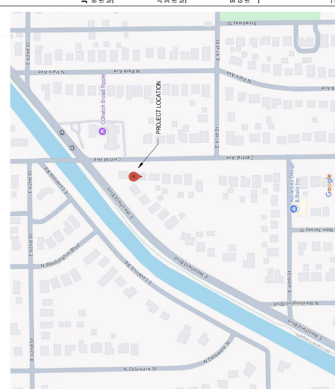


**JCA ARCHITECT**  
 ARCHITECT  
 217 MARKET STREET, SUITE 100  
 INDIANAPOLIS, IN 46202

**JCHSN**  
 CONSULTANTS  
 1111 S. WASHINGTON  
 INDIANAPOLIS, IN 46202

STEPHEN BLANK OWNER  
 1111 S. WASHINGTON  
 INDIANAPOLIS, IN 46202

CERTIFICATION



**SITE DESIGN DATA**

**PARCEL DESCRIPTION:** 802298  
 PARCEL ID: 802298  
 OWNER: JCHSN  
 TOWNSHIP: MARION  
 COUNTY: MARION  
 COUNTY DESCRIPTION: 1111 S. WASHINGTON ADDITION LOT 2

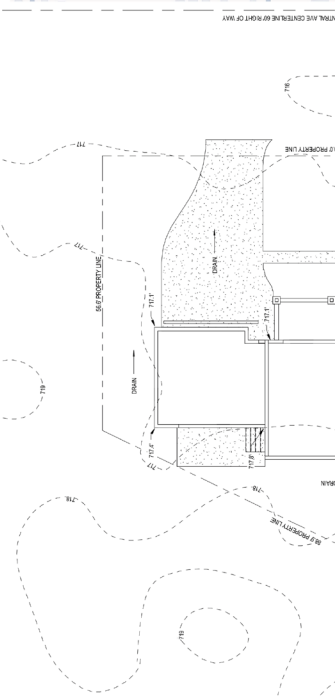
**OPEN SPACE CALCULATION:**  
 TOTAL LOT SIZE: 0.28 AC  
 FRONT YARD: 111 SF  
 REAR YARD: 131 SF  
 SIDE YARD: 131 SF  
 GARAGE PAD: 131 SF  
 COVERED AREA PERCENT: 25.00%  
 OPEN AREA (SQ. FT.): 7181 SF

**ZONING REQUIREMENTS:**  
 DISTRICT: D-4  
 STREET CLASSIFICATION: SECONDARY ARTERIAL  
 SETBACKS: 10' FRONT, 5' REAR, 5' SIDE  
 SIGNAGE: SEE ZONING CODE  
 FLOOD: VULNERABLE

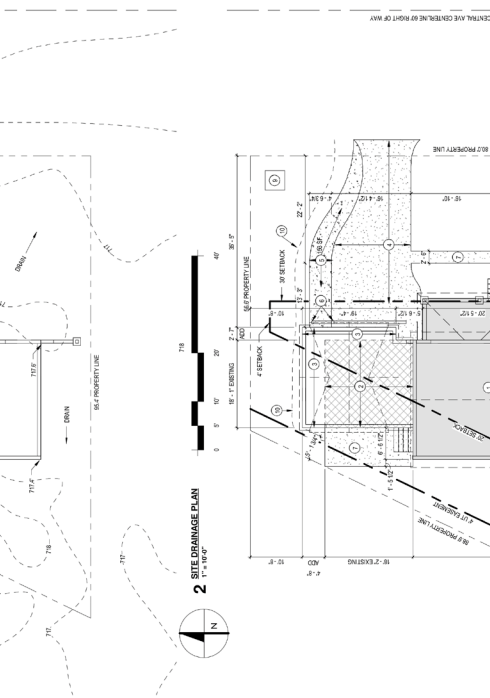
**NEIGHBORHOODS:**  
 ADJACENT TO THE WEST: 1111 S. WASHINGTON  
 ADJACENT TO THE EAST: 1111 S. WASHINGTON  
 ADJACENT TO THE NORTH: 1111 S. WASHINGTON  
 ADJACENT TO THE SOUTH: 1111 S. WASHINGTON

**PROPOSED CHANGE IN USE:** GARAGE EXPANSION, MINOR CURRENT SITE RECONFIGURATION.  
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**SITE PLAN**  
 SOMMER - GARAGE EXPANSION  
 JENSEN DESIGN - JEN\_052  
 10 OCT 2024  
 C101



**2 SITE GARAGE PLAN**



**1 SITE PLAN**

**Table 74-201-1a. Dimensional Standards for Districts D-4 through D-5H**

**Standard**   **D-4**   **D-5**   **D-1**   **D-2**   **D-3**   **D-4**   **D-5**   **D-5H**   **D-8 [J]**

**Minimum Building Height**

Front Along Primary and Secondary Thoroughfares: 40 feet (Greater of 40' or 100% of average front lot width)

Front Along Local Streets: 35 feet (Greater of 35' or 100% of average front lot width)

Front Along Collector Streets: 30 feet (Greater of 30' or 100% of average front lot width)

Front Along Arterial Streets: 25 feet (Greater of 25' or 100% of average front lot width)

Front Along Expressways and Freeways: 20 feet (Greater of 20' or 100% of average front lot width)

Front Along Other Streets: 15 feet (Greater of 15' or 100% of average front lot width)

Front Along Collector Streets: 10 feet (Greater of 10' or 100% of average front lot width)

Front Along Arterial Streets: 5 feet (Greater of 5' or 100% of average front lot width)

Front Along Expressways and Freeways: 0 feet (Greater of 0' or 100% of average front lot width)

Front Along Other Streets: 0 feet (Greater of 0' or 100% of average front lot width)

**Table 74-201-1b. Dimensional Standards for Districts D-4 through D-5H**

**Standard**   **D-4**   **D-5**   **D-1**   **D-2**   **D-3**   **D-4**   **D-5**   **D-5H**   **D-8 [J]**

**Maximum Building Height**

Front Along Primary and Secondary Thoroughfares: 35 feet (Greater of 35' or 100% of average front lot width)

Front Along Local Streets: 30 feet (Greater of 30' or 100% of average front lot width)

Front Along Collector Streets: 25 feet (Greater of 25' or 100% of average front lot width)

Front Along Arterial Streets: 20 feet (Greater of 20' or 100% of average front lot width)

Front Along Expressways and Freeways: 15 feet (Greater of 15' or 100% of average front lot width)

Front Along Other Streets: 10 feet (Greater of 10' or 100% of average front lot width)

Front Along Collector Streets: 5 feet (Greater of 5' or 100% of average front lot width)

Front Along Arterial Streets: 0 feet (Greater of 0' or 100% of average front lot width)

Front Along Expressways and Freeways: 0 feet (Greater of 0' or 100% of average front lot width)

Front Along Other Streets: 0 feet (Greater of 0' or 100% of average front lot width)

**Table 74-201-1c. Dimensional Standards for Districts D-4 through D-5H**

**Standard**   **D-4**   **D-5**   **D-1**   **D-2**   **D-3**   **D-4**   **D-5**   **D-5H**   **D-8 [J]**

**Minimum Lot Area**

Front Along Primary and Secondary Thoroughfares: 10,000 sq. ft. (Greater of 10,000 sq. ft. or 100% of average front lot width)

Front Along Local Streets: 5,000 sq. ft. (Greater of 5,000 sq. ft. or 100% of average front lot width)

Front Along Collector Streets: 2,500 sq. ft. (Greater of 2,500 sq. ft. or 100% of average front lot width)

Front Along Arterial Streets: 1,000 sq. ft. (Greater of 1,000 sq. ft. or 100% of average front lot width)

Front Along Expressways and Freeways: 500 sq. ft. (Greater of 500 sq. ft. or 100% of average front lot width)

Front Along Other Streets: 250 sq. ft. (Greater of 250 sq. ft. or 100% of average front lot width)

Front Along Collector Streets: 100 sq. ft. (Greater of 100 sq. ft. or 100% of average front lot width)

Front Along Arterial Streets: 50 sq. ft. (Greater of 50 sq. ft. or 100% of average front lot width)

Front Along Expressways and Freeways: 25 sq. ft. (Greater of 25 sq. ft. or 100% of average front lot width)

Front Along Other Streets: 10 sq. ft. (Greater of 10 sq. ft. or 100% of average front lot width)









