

**BOARD OF ZONING APPEALS DIVISION II**

February 13, 2024

**Case Number:** 2024-DV2-005  
**Property Address:** 435 West Hampton Drive  
**Location:** Washington Township, Council District #7  
**Petitioner:** Haley Blanchet, Craig Blanchet and Kimberly Blanchet, by Joseph D. Calderon  
**Current Zoning:** D-5  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with four-foot east side yard setback (seven-foot side yard setback required).  
**Current Land Use:** Residential  
**Staff Recommendations:** Staff recommends approval of this petition  
**Staff Reviewer:** Noah Stern, Associate 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 the construction of a detached garage with four-foot east side yard setback (seven-foot side yard setback required).
- The primary structure was built in 1933, per the property card on file, and contains an east side yard setback of approximately four feet. The proposed accessory structure will sit in line with the primary residence and will not encroach upon the adjacent property line any closer than the existing development.
- Additionally, with the proposed structure being of similar character to nearby properties in the surrounding area, as numerous primary and accessory structures contain reduced/minimal setbacks, the proposal is in accordance with the recommendations found in the Infill Housing Guidelines document, which says that new construction should reflect and reinforce the character of spacing

found on the block. Therefore, Staff finds the request to be reasonable in nature, and is not opposed to the side setback variance.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	D-5	North: Single-family residential
South:	D-5	South: Single-family residential
East:	D-5	East: Single-family residential
West:	D-5	West: Single-family residential
<b>Thoroughfare Plan</b>		
West Hampton Drive	Local Street Proposed ROW: 48 feet Existing ROW: 60 feet	
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	1/3/24	
<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>	1/3/24	
<b>Findings of Fact (Amended)</b>	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 living 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 accessory structures such as detached garages, the Infill Housing Guidelines document recommends:
  - Locate accessory structures behind primary buildings
  - Don't overshadow primary buildings
  - Coordinate primary and accessory structures
- With regards to side setbacks and building spacing, the Infill Housing Guidelines document recommends:
  - Reinforce spacing on existing block- new construction should reflect and reinforce the character of spacing found on the block
  - Leave room for maintenance
- The proposal is in accordance with these recommendations

### 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

**2023DV1054; 530 W 44<sup>th</sup> Street (west of site)**, Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 754-square foot carriage house (maximum square footage of 720 square feet permitted) with a five-foot corner side yard setback from Sunset Avenue (10-foot required) and a 2.5-foot rear yard setback (five-foot setback required), **approved**.

**2011CZN824; 525 Blue Ridge Road (west of site)**, Rezoning of 0.645 acre from the D-5 District to the UQ-1 classification to provide for the University President's House (Carter House; 525) and the Efroymsen Center for Creative Writing (530), which would have lectures by visiting writers and authors and other university uses, as well as provide for housing for the writers and authors, **withdrawn**.

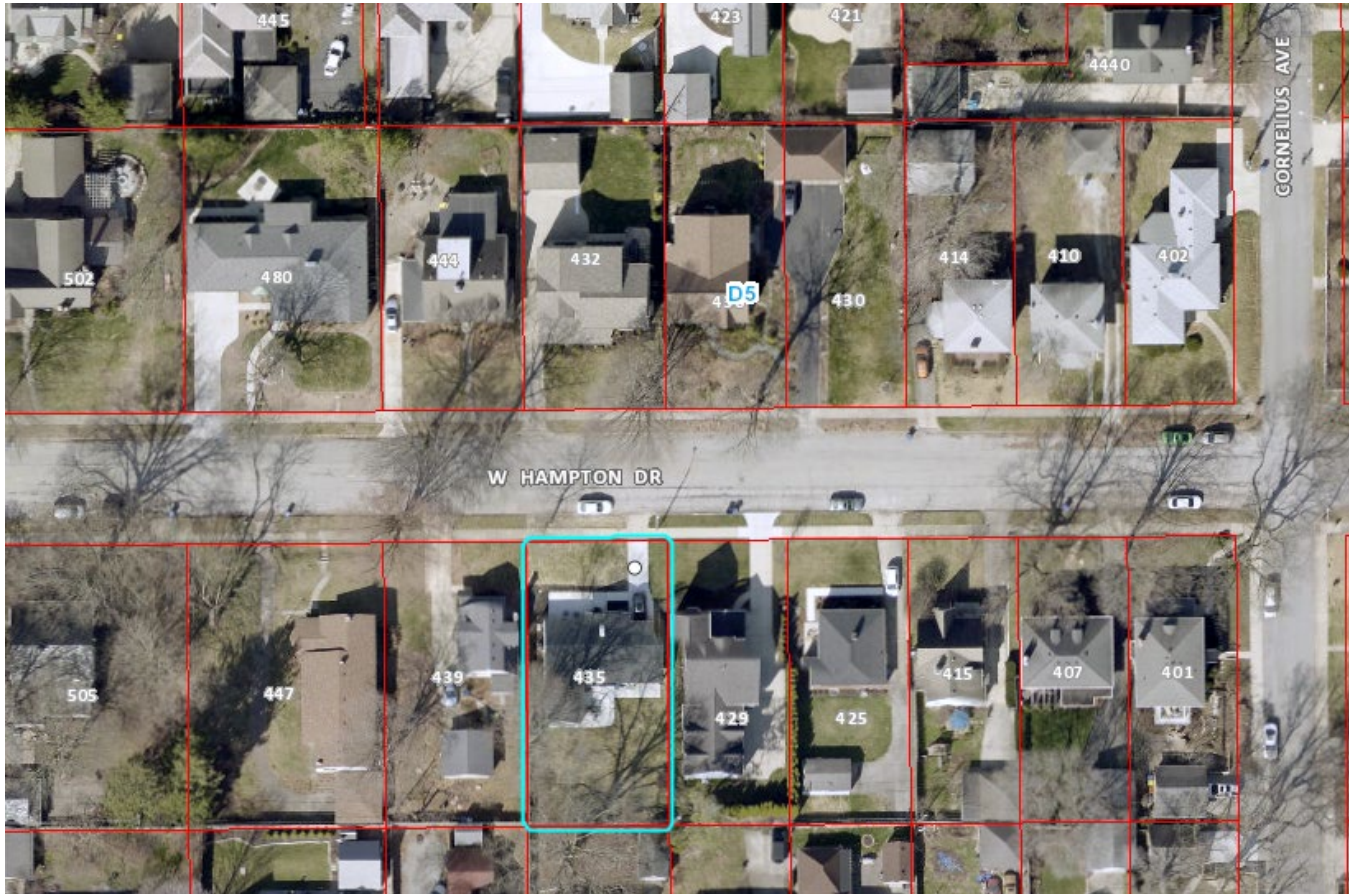
**2011CVR824; 525 Blue Ridge Road (west of site)**, Variance of use and development standards of the Special Districts Zoning Ordinance to provide for the University President's House (Carter House; 525) and the Efroymsen Center for Creative Writing (530), which would have lectures by visiting writers and authors and other university uses, as well as provide for housing for the writers, authors and up to three graduate students, and to provide for an attached garage, with a 0.75-foot front setback from Sunset Avenue (25-foot front setback required), **approved**.

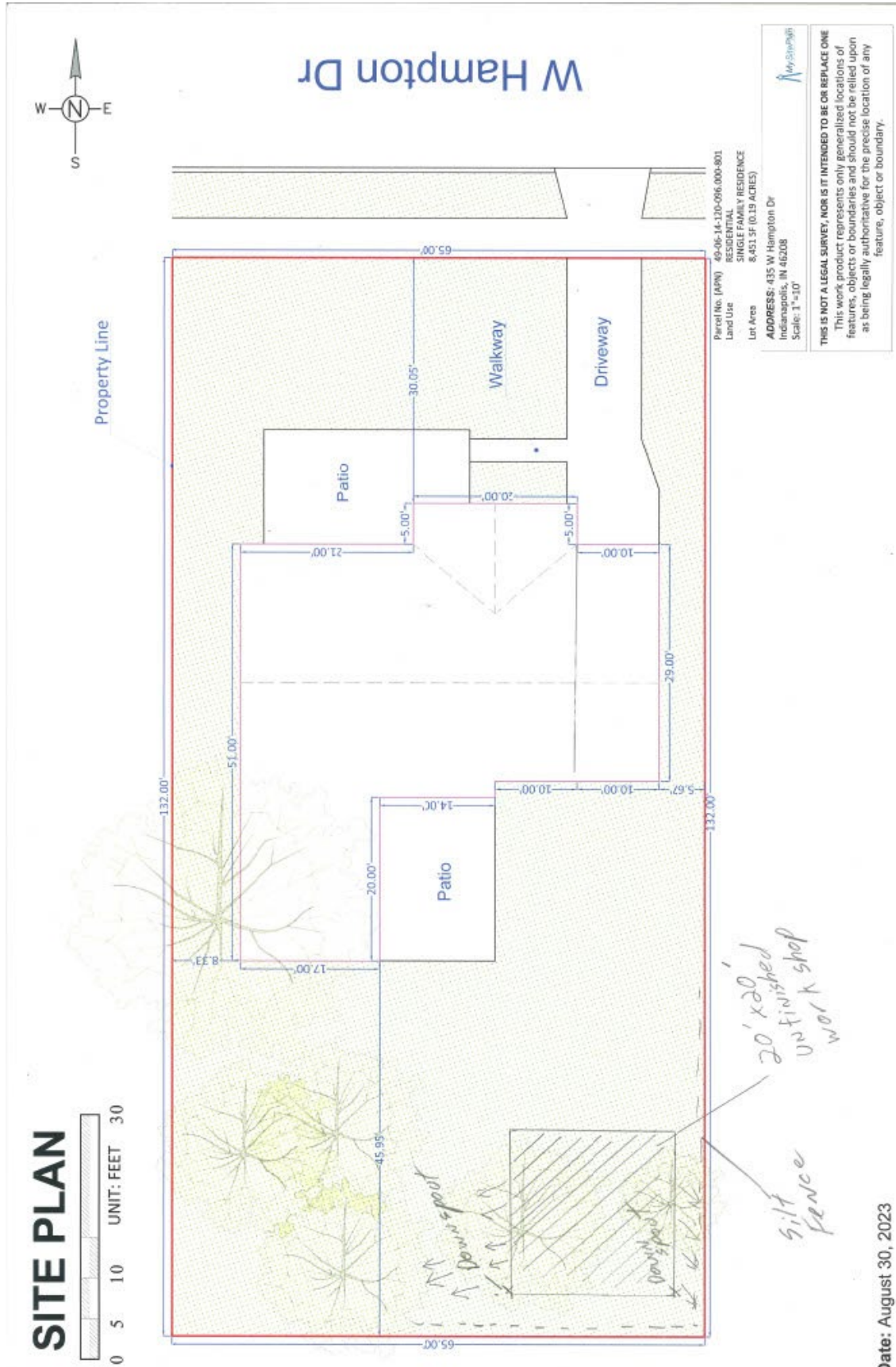
**2006UV2040; 525 W Hampton Drive (west of site)**, variance of use of the DDZO to provide for a university police station within an existing dwelling, **approved**.

**93-Z-103; 525 Blue Ridge Road (west of site)**, Butler University requests rezoning of 0.21 acres from D-5 District to UQ-1 classification to provide for university-related office uses, **withdrawn**.

**93-V1-126; 339 W 44<sup>th</sup> Street (east of site)**, variance of development standards of the Dwelling Districts Ordinance to permit the construction of an addition to the residence with a 2 foot side yard setback (4 feet minimum required) and to legally establish a detached garage which is 110% of the main floor area of the primary structure (75% maximum permitted), **approved**.

EXHIBITS





Date: August 30, 2023









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