

**BOARD OF ZONING APPEALS DIVISION III**

**March 18, 2025**

**Case Number:** 2025-DV3-006

**Property Address:** 720 East 25<sup>th</sup> Street (approximate address)

**Location:** Center Township, Council District #8

**Petitioner:** Indianapolis Neighborhood Housing Partnership, Inc., by Jeff Hasser

**Current Zoning:** D-8

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a three-foot east side yard setback (seven feet required) and a 15-foot rear yard setback (20 feet required) with an open space of 53 percent open space (60 percent required).

**Current Land Use:** Vacant

**Staff Recommendations:** Staff recommends approval for 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 allow for the construction of a single-family dwelling with a three-foot east side yard setback (seven feet required) and a 15-foot rear yard setback (20 feet required) with an open space of 53 percent open space (60 percent required).
- The subject site is zoned D-8, the Comprehensive Plan recommends Traditional Neighborhood, and is currently vacant. The site is classified as a small lot due to the lot's width of approximately 52 feet. However, the lot is only 4,160 square feet, which is smaller in area than the D-8 small lot standard of 5,000 square feet. Additionally, the lot depth of 80 feet is less than typical D-8 lots which tend to range from 100 to 160 feet in depth. Further, being located on the corner of an alley and a secondary arterial (25<sup>th</sup> Street), the general character of this lot is unique compared to standard D-8 lots which typically have 20-40 feet of frontage along a local street with an alley in the rear.
- Staff finds the nature of the site to represent practical difficulties for developing the lot in a compliant manner. Therefore, Staff finds the requests for reduced open space, and reduced rear and east side

setbacks to be reasonable. Likewise, despite these practical difficulties, Staff finds the requests to be minor deviations from each of the three respective standards.

- Further, Staff finds that this development would be in line with the Infill Housing Guidelines, as the proposed house would be of similar size to surrounding residences, and would contain similar setbacks to many of the nearby D-8 lots that also contain reduced lot size. For these reasons, Staff is not opposed to the petition.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8		
<b>Existing Land Use</b>	Vacant		
<b>Comprehensive Plan</b>	Traditional neighborhood		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>	
	North:	D-8	North: Single-family residential
	South:	D-8	South: Vacant
	East:	D-8	East: Single-family residential
	West:	C-3	West: Automobile fuel station
<b>Thoroughfare Plan</b>			
East 25 Street	Secondary Arterial	51 feet of right-of-way existing and _ 56 feet proposed	
<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>	2/18/25		
<b>Site Plan (Amended)</b>	2/26/25		
<b>Elevations</b>	N/A		
<b>Elevations (Amended)</b>	N/A		
<b>Landscape Plan</b>	N/A		
<b>Findings of Fact</b>	2/18/25		
<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 open space and setback standards, the Infill Housing Guidelines document recommends:
  - Reinforce spacing on the block
  - For undersized lots, look at the surrounding context for appropriate housing sizes
  - 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

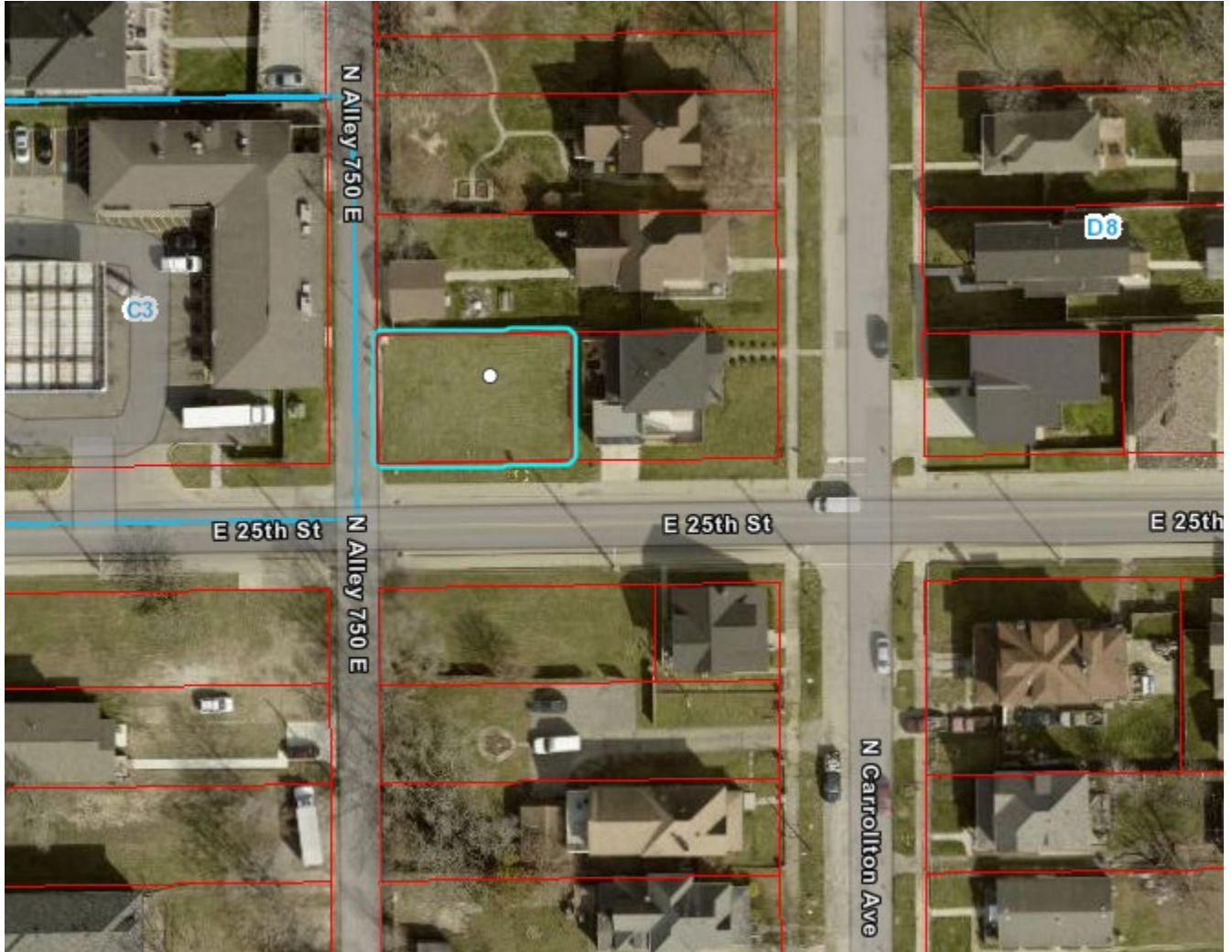
**2018HOV030; 2502 North Carrollton Avenue (east of site),**

**2005DV2050; 2501 N College Avenue (west of site),** provide for the construction of a 5,994-square foot commercial building, with a ten-foot front transitional yard along 25th Street (minimum twenty-foot front transitional yard required), with a ten-foot north side transitional yard (minimum twenty-foot north side transitional yard required), with a five-foot east side transitional yard (minimum ten-foot east side transitional yard required), with carryout food sales located ten feet from a protected district (carryout food sales not permitted within 100 feet of a protected district), with reduced vehicular maneuvering area (proper vehicular maneuvering area required) in C-3, **approved.**

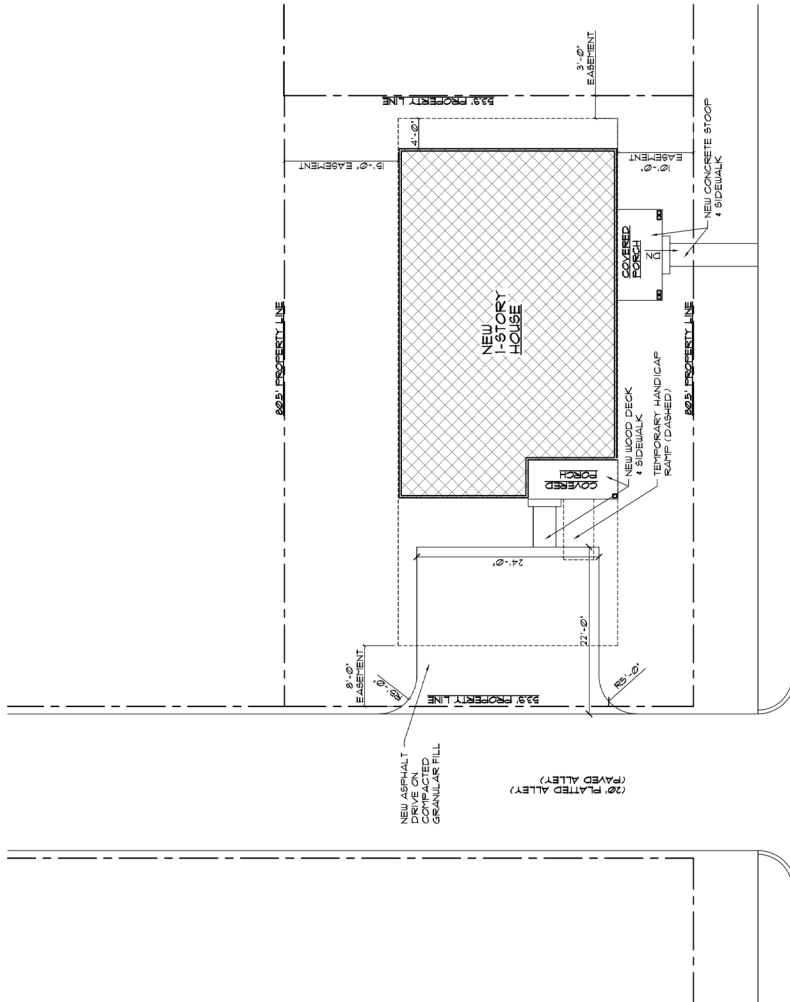
**2004ZON063; 2501 N College Avenue (west of site),** requests a rezoning of 0.58 acres, being in the D-S district, to the C-3 classification to provide for neighborhood commercial uses, **approved.**

**93-UV3-4; 2501 N College Avenue (west of site),** request a variance of use of the dwelling districts zoning ordinance to provide for a fish market and variety store, **approved.**

EXHIBITS



PROJECT NO: 1	720 EAST 25TH STREET INDIANAPOLIS, INDIANA 46205	DATE: SEPTEMBER 16, 2024	C-1 SHEET NO.
		REVISIONS: OCTOBER 29, 2024	



**SITE DEVELOPMENT PLAN**

SCALE: 1" = 10'-0"





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 house would not be injurious to health, safety, or morals as it would be making use of vacant land.

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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:

A vacant lot that can be used for nefarious purposes would be more detrimental to property values than a house occupied by a family.

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

The lot is too small to fit a house on because of the setback requirements and therefore will remain undeveloped without a variance.

Reducing the size of the home would create a home that is out of character with the neighborhood.

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**DECISION**

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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