

BOARD OF ZONING APPEALS DIVISION I

December 2, 2025

Case Number: 2025-DV1-053 (Amended)
Address: 2716 North Tacoma Avenue (approximate address)
Location: Center Township, Council District #8
Zoning: SU-1
Petitioner: Los Pentecostales De Indianapolis Inc., by Aaron Hurt
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition and parking lot configuration resulting in three single-load rows of parking within the front yard of 27th Street and two rows of parking within the front yard of Tacoma Avenue (limited to one single-loaded row within a front yard), deficient transparency (compliance required).

Current Land Use: Religious Use.

Staff Recommendation: Staff recommends approval of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

Amended Petition: This petition was amended after the legal notice was provided, to withdraw the request for deficient landscaping. The petitioner provided a landscaping plan to the file, and it is included with this staff report. Therefore, the variance was amended. No new notice is required as the request was less intense than the original legal notice.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- ◇ The petitioner proposes to construct a building addition onto the south façade of the existing building on the subject site.
- ◇ A SU-1 zoned property within the Compact Context area is limited to having one (1) single-loaded row of parking in the front of the building.
- ◇ Since the subject site has two front yards on the property and due to the size and scale of the religious use, one (1) single-loaded row of parking would not provide enough space to allow parking to meet the parking space requirement of one (1) space for ever four (4) seats in the sanctuary.

- ◇ In addition, the two front yards would limit the placement of any addition, and still require a variance for parking in the front yard.
- ◇ The proposed front entrance, and its limitation of transparency, will be reviewed by Staff through the Administrator Approval process. Staff will address that limitation with the additional of some windows or sidelights at the time of the Approval review.
- ◇ Staff recommends **approval** of this variance petition because, due to its location, this property has several front yards. This limits the site's ability to be used for its permitted use and would make it difficult to function without the approval of variances.

GENERAL INFORMATION

| | | | |
|-----------------------------------|--------------------------|----------------------|---|
| Existing Zoning | SU-1 | | |
| Existing Land Use | Religious Use | | |
| Comprehensive Plan | Traditional Neighborhood | | |
| Surrounding Context | | <u>Zoning</u> | Surrounding Context |
| | North: | D-5 | Single-Family Dwelling |
| | South: | D-5 | Single-Family Dwellings |
| | East: | D-5 | Single-Family Dwellings |
| | West: | D-5 | Single-Family Dwellings |
| Thoroughfare Plan | | | |
| | Tacoma Street | Local Street | 48-foot existing and proposed right-of-way. |
| | 27 th Street | Local Street | 48-foot existing and proposed right-of-way. |
| Context Area | Compact area | | |
| Floodway / Floodway Fringe | No | | |
| Overlay | N/A | | |
| Wellfield Protection Area | No | | |
| Site Plan | October 14, 2025 | | |
| Elevations | November 14, 2025 | | |
| Landscape Plan | October 14, 2025 | | |
| Findings of Fact - Amended | October 14, 2025 | | |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends Traditional Neighborhood uses for the site.
- The Traditional Neighborhood typology provides for typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre.

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

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

93-Z-106; 2716 North Tacoma Avenue (subject site), requested the rezoning of 0.382 acre being in the D-8 district, to the SU-1 classification to provide for religious uses, **approved**.

85-Z-87; 2603 Tacoma Avenue (south of site), requested the rezoning of 2.43 acres, being in the PK-1 District, to the D-8 classification to provide for residential development, **approved**.

77-Z-61; 2702-2706 North Tacoma Avenue (subject site), requested the Rezoning of 0.38 acre, being in the D-8 District, to the SU-1 classification to provide for a church parking lot, **approved**.

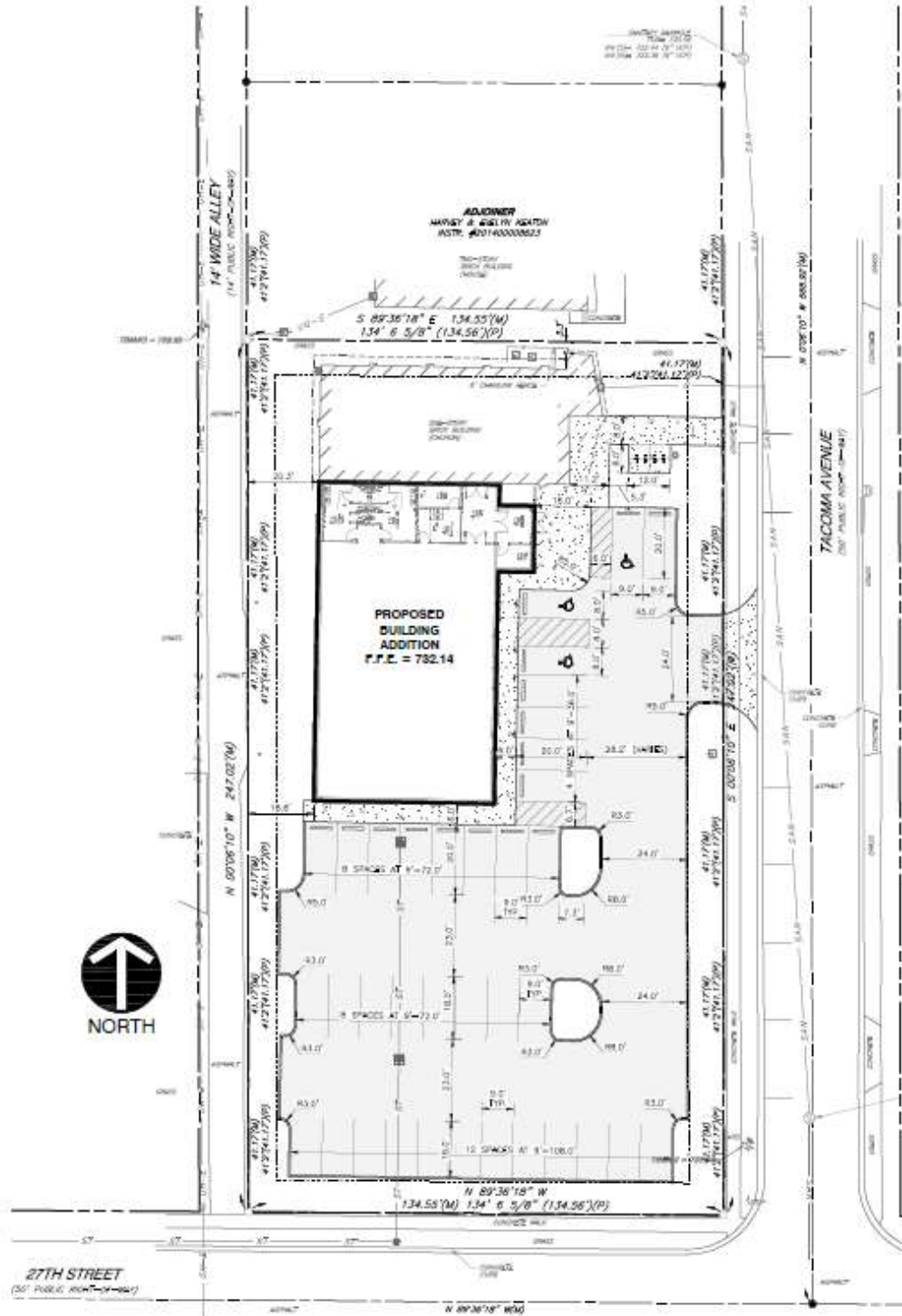
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EXHIBITS

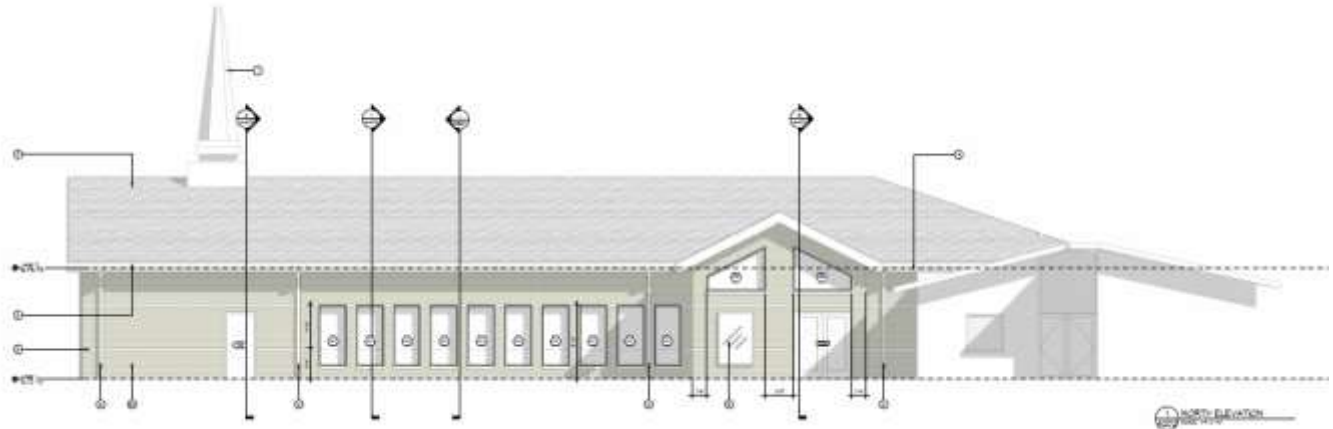
Location Map



Site Plan



Elevations

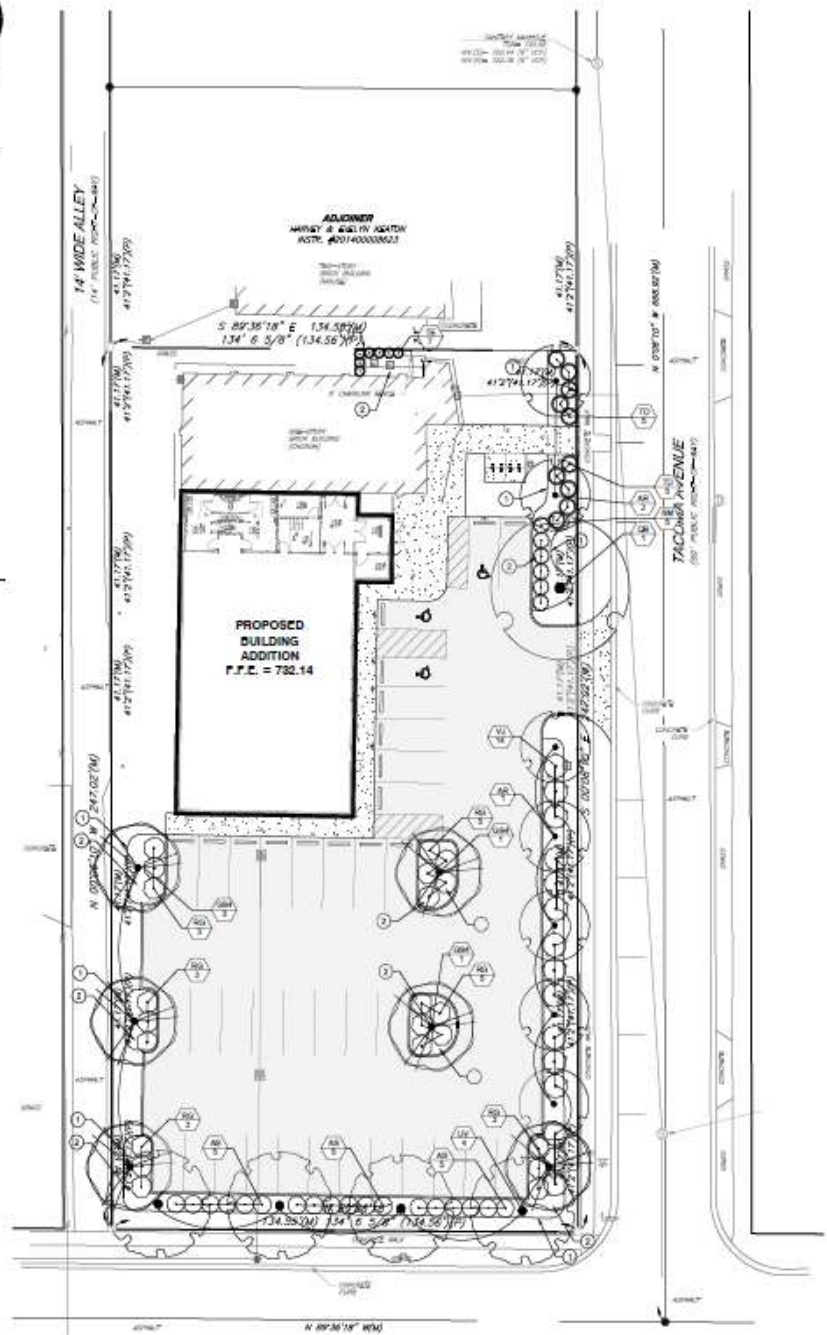




| <u>SYMBOL</u> | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL / COMMON NAME</u> | <u>CONTAINER</u> | <u>CALIBER</u> |
|---|-------------|------------|--|------------------|----------------|
| TREES | | | | | |
|  | AR | 3 | ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE | BAR | 3.5" CAL |
|  | GG4 | 8 | OLEA FRAXINOSA 'BONIN' 'BONINATED' SHAGBARK HONEY LOCUST | BAR | 3.5" CAL |
|  | GG | 1 | QUERCUS SERRATA SWAMP WHITE OAK | BAR | 2.5" CAL |
|  | LV | 4 | LEUOS AMERICANA 'VALLEY FORGE' VALLEY FORGE AMERICAN OLM | BAR | 2.5" CAL |

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONTAINER | SPACING |
|---------------|------|-----|--|------------|-------------|
| SHRUBS | | | | | |
| AG | 18 | | ARGENTAEAN HOLLOCE BEAUTY BLOSSOM BEAUTY SLACK CHERRY | NL 7 CONT. | 16"-24" HT. |
| SG | 22 | | SYRIA ARNICA (TWO-LAY) BLOSSOM FRAGRANT CHERRY | NL 7 CONT. | 16"-24" HT. |
| EM | 8 | | SYRIA MOON PALMER BLOSSOM JEROME LAY | NL 7 CONT. | 24" HT. |
| TD | 10 | | TAIWA X JACIA "SUNSHINE" GENIE ARNICA-MARINE RED | NL 7 CONT. | 24" HT. |
| TE | 7 | | TAIWA X JACIA "SUNSHINE" GENIE ARNICA-MARINE RED | NL 3 CONT. | |
| VU | 18 | | VERBENA X JACIA JACIA BEAUTY | NL 7 CONT. | 24" HT. |

- ① EDGE OF PLANTING BED (TYPICAL)
- ② ALL SHRUB BEDS TO RECEIVE MIN. 3" DEPTH OF NATURAL SHREDDED HARDWOOD MULCH.





Findings of Fact

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 Improvements are compliant to the C-1 district standards. The property is accessible for pedestrian and vehicular uses.

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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:

The Improvements are consistent with the existing use and C-1 district standards.

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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:

Article IV; Section 04 of the ordinance requiring parking to be limited to a single-loaded row along lot frontage will limit the parking area to meet requirement for the minimum number parking spaces required for the proposed worship seating or floor area of the building addition.

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Photographs



Subject site, existing building, looking west.



Subject site proposed building additon and front yard parking location, looking north.