



BOARD OF ZONING APPEALS DIVISION I

December 2, 2025

Case Number: 2025-DV1-056
Address: 2822 East Washington Street (approximate address)
Location: Center Township, Council District #13
Zoning: SU-37 (TOD)
Petitioner: Indianapolis Marion County Public Library, by Russell Brown and Joseph Csikos
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of concrete stairs encroaching within the right-of-way of East Washington Street (not permitted).

Current Land Use: Public Library.

Staff Recommendation: Staff recommends approval of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- ◇ The subject site is zoned SU-37 and is currently improved with an Indianapolis Public Library branch. The Comprehensive Plan recommends Village Mixed Use for the site.
- ◇ The petitioner proposes a full replacement of the existing front entry stairs that currently encroach into the right-of-way of East Washington Street.
- ◇ The front entry stair replacement will not expand the public stair area or increase the amount of encroachment of the existing front entry stairs.
- ◇ The established front entry stairs currently encroach into the right-of-way of East Washington Street. In Staff's opinion, it would be difficult to locate the necessary entry stairs, with steps to access the primary structure within the existing setback, without significant interior and exterior modifications to the existing building, which is listed on the National Register of Historic Places. Regardless, any similar improvement would likely require a setback variance to some degree.

- ◇ The request will have minimal impact because of its relative proposed location to adjacent structures and would not be out of context with the existing surrounding area. Adequate space would still be provided to mitigate any adverse impacts and provide the minimum area necessary for maintenance and emergency response.

GENERAL INFORMATION

Existing Zoning	SU-37	
Existing Land Use	Public Library	
Comprehensive Plan	Village Mixed Use	
Surrounding Context	Zoning	Surrounding Context
	North: MU-2	Multi-Family Dwellings
	South: MU-1	Multi-Family Dwelling / parking lot
	East: C-3	Neighborhood commercial
	West: C-3	Accessory Parking Lot / Thrift Store
Thoroughfare Plan		
East Washington Street	Primary Arterial	78-foot existing and proposed right-of-way.
Context Area	Compact area	
Floodway / Floodway Fringe	No	
Overlay	Blue Line TOD	
Wellfield Protection Area	No	
Site Plan	October 29, 2025	
Elevations	N/A	
Landscape Plan	N/A	
Findings of Fact	October 29, 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 Village Mixed Use development of the site.
- 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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Blue Line Transit-Oriented Development Strategic Plan (2022).
 - The subject site is located approximately 35 feet from the Rural Street Blue Line transit station.
 - The Rural Street transit station has been categorized as the District Center typology, which is characterized as a dense, mixed-use hub for multiple neighborhoods with tall buildings having a minimum of three (3) stories at the core with no front or side setbacks, multi-family housing with a minimum of five (5) units, and structured parking only with an active first floor.
- The Blue Line Transit-Oriented Development Strategic Plan TOD recommends District Center Typology Characteristics
- District Center
 - A dense mixed-use hub for multiple neighborhoods with tall buildings
 - Minimum of 3 stories at core with no front or side setbacks
 - Multi-family housing with a minimum of 5 units
 - Structured parking only with active first floor

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

96-HOV-59; 2818 East Washington Street (subject site), requested a Variance of Development Standards to allow for a 28 square-foot illuminated ground sign with a 2.5-foot front setback, **granted**.

97-HOV-86; 2822 East Washington Street (subject site), requested a Variance of Development Standards to allow for a nine square foot, four-foot tall incidental sign, **granted**.



Department of Metropolitan Development
Division of Planning
Current Planning

2015-DV1-024; 2802 East Washington Street (west of site), requested a Variance of Development Standards to provide for the construction of a restaurant building, with a three-foot setback from Washington Street and a three-foot front setback from Rural Street, with said building encroaching into the clear sight triangle of Rural and Washington Streets, and with a portion of the parking lot having a six-foot front setback along Washington Street, **granted**.

2012-UV1-022; 2830, 2834, and 2836 East Washington Street (east of site), requested a Variance of Use and Development Standards to provide for a mixed use development, with dwellings, furniture repair, woodworking, small boat building, sculpture, pottery manufacturing and other artistic uses, artist studios and light manufacturing and assembly, and to provide for outdoor dining and carryout food within 35 feet of a D-5 zoned protected district to the north, **granted**.

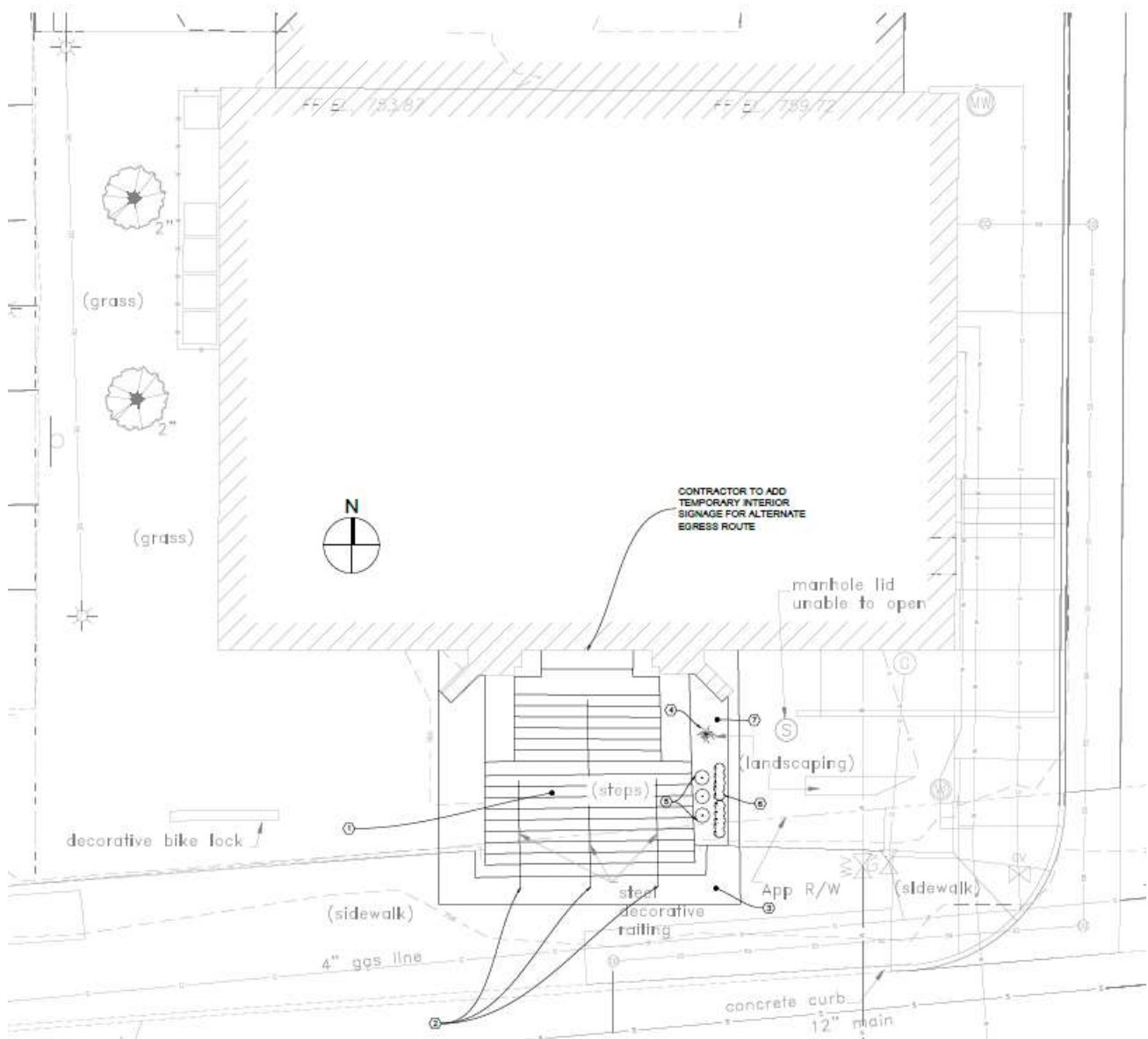
2010-CZN-804, 2010-CVR-804; 23 North Rural Street (north of site), requests the Rezoning from D-5 to C-3C to allow for a mixed-use building and to reduce the north transitional yard to six feet and the east transitional yard to six feet, **granted**.

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Location Map



Site Plan



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 existing entry stair from East Washington Street is currently deteriorating. The grant will not be injurious to the public health, safety, morals, and general welfare of the community. The replacement of the entry stairs will protect the public health, safety, morals, and general welfare of the community by providing a safer main entrance into the historic library structure. The encroachment does not create danger to vehicular or pedestrian use of the Washington Street right of way.

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 use or value of the area adjacent to the property will not be affected in a substantially adverse manner. The entry stair from East Washington Street has existed, as it sits, for over 110 years with construction taking place between 1909 and 1911. Removal or alteration of the entry stairs would negatively affect the historic facade of the structure as well as the use and value of adjacent properties. The location of the improvements does not interfere with pedestrian access within the right of way along Washington Street.

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

The strict application of the terms of the zoning ordinance would necessitate significant alterations to the property. Constructed with a Carnegie grant between 1909 & 1911 the property is listed in the National Register of Historic Places. Alterations to the historic entry stair that would be required by the ordinance would result in aesthetic changes that would be inappropriate and contrary to the nature of the structure and its history. A portion of the Library's property was taken by IndyGo for construction of infrastructure related to the Blue Line, narrowing the area refurbishment of this historic structure could occur.

Photographs



Subject site, looking north.



Subject site accessory parking lot to the west, looking north.



Subject site existing front steps, looking east.



Subject site existing front steps, looking west.