

BOARD OF ZONING APPEALS DIVISION II

September 9, 2025

Case Number: 2025-DV2-016

Property Address: 1507, 1501 and 1533 West New York Street (approximate address)

Location: Center Township, Council District #18

Petitioner: Lurvey Loft Townhomes LLC, by Adam DeHart

Current Zoning: D-8 (RC)

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 45-foot tall, four story four-unit townhome development with 27 percent living material comprising the front yard (maximum 40-foot tall, three story building permitted, 50 percent living material required).

Current Land Use: Vacant

Staff Recommendations: Staff **recommends approval** of this petition

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This petition was continued from the June 10, 2025 hearing due to insufficient mailed notice.
- A remonstrator automatically continued this case to the August 12, 2025 BZA Division II hearing.
- The petition was continued to the September 9, 2025 hearing to allow for further discussions between the petitioner and remonstrators.

STAFF RECOMMENDATION

- Staff **recommends approval** of this petition

PETITION OVERVIEW

- This petition would allow for the construction of a 45-foot tall, four story four-unit townhome development with 27 percent living material comprising the front yard (maximum 40-foot tall, three-story building permitted, 50 percent living material required).
- The subject site is zoned D-8, is located within the Regional Center Secondary Zoning district, and has been vacant since the late 1970s according to aerial imagery. The proposal calls for two separate two-family townhome structures, for a total of four (4) units on the site.
- The standards limiting height to 40 feet and to three (3) stories are in place to maintain an appropriate and consistent development pattern, to limit overdevelopment, and to limit overshadowing of adjacent

residences. Staff generally finds the request for increased height and number of floors to be reasonable given the site's location on the corner, along White River Parkway Drive, and within the Regional Center. Staff believes that a slight increase in height would create a strong edge at this intersection and along White River Parkway which is a primary arterial. Further, Staff believes that a reasonable increase in height and intensity can be appropriate within the Regional Center, in effort to promote further growth and redevelopment of the central core of the City.

- While Staff is generally supportive of the variance for height increase, Staff did have initial concerns about the adjacent property directly to the west and the potential for the proposed development to overshadow the existing residence. The initial site plan called for a setback of approximately 5 feet from the west side lot line. The petitioner agreed to move the western structure east by an additional foot, with the revised 6-foot side setback shown in the revised site plan below, file-dated 6/4/25. Further, the petitioner indicated that while the request for increased height is for 45 feet, the structure itself is only 42 feet in height and that the request for 45 feet is to account for grade change issues on the site. Given these two points, Staff finds the height request to be reasonable and appropriate.
- Staff would note that the request for an increase in height is seen as reasonable first and foremost because of the site's location on the edge of the neighborhood and along White River Parkway. A similar request for an increase in height in the middle of the neighborhood or at a mid-block location would be seen as less appropriate.
- With regards to the variance for reduced living materials in the front yard- the standard requiring at least 50% of the front yard being comprised of living material is to promote landscaping and natural materials on site, to limit the amount of hardscaping on site, and to enhance aesthetics and beautification of the City's neighborhoods. The request for 27% living materials stems from practical difficulty related to the site's existing conditions and shape; with the site containing an irregular, angled shape and with significant grade change towards the rear of the site, the ability to provide sufficient landscaping in the front yard is impeded. Further, Staff would note that despite the request for reduced living materials in the front yard, the submitted landscape plan (file-dated 6/4/25) indicates that much of the site will be comprised of living materials and landscaping, and specifically calls for the placement of 31 trees including 4 large trees, and therefore represents a significant improvement to the site, which currently does not contain any finished landscaping.
- Given that Staff sees the increase in height to be reasonable for the site's context, that practical difficulty exists for front yard living materials, and that the proposal represents a substantial improvement to vacant the site, Staff is unopposed to the request.

GENERAL INFORMATION

Existing Zoning	D-8 (RC)	
Existing Land Use	Vacant	
Comprehensive Plan	8-15 residential units per acre	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	D-8	North: Utilities
South:	D-8	South: Single-family residential
East:	CBD-S	East: White River
West:	D-8	West: Single-family residential
Thoroughfare Plan		
West New York Street	Local Street	40 feet of right-of-way existing and 48 feet proposed
North White River Parkway West Drive	Primary Arterial	98 feet of right-of-way existing and 78 feet proposed
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	5/5/25	
Site Plan (Amended)	6/4/25	
Elevations	5/5/25	
Elevations (Amended)	N/A	
Landscape Plan	5/5/25	
Findings of Fact	6/4/25	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Near West Neighborhood Land Use Plan (2014)
- Infill Housing Guidelines
- Indy Moves

Pattern Book / Land Use Plan

- Not applicable to the site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The Near West Neighborhood Land Use Plan recommends 8-15 residential units per acre for this site.

Infill Housing Guidelines

- With regards to building height, and landscaping the Infill Housing Guidelines recommends:
 - Look to surrounding context for appropriate housing sizes
 - Thoughtfully design landscaping
 - Maintain landscaping to retain visibility

Indy Moves

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

- The Central White River Trail is approximately 115 feet from the subject site.



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

ZONING HISTORY

ZONING HISTORY – SITE

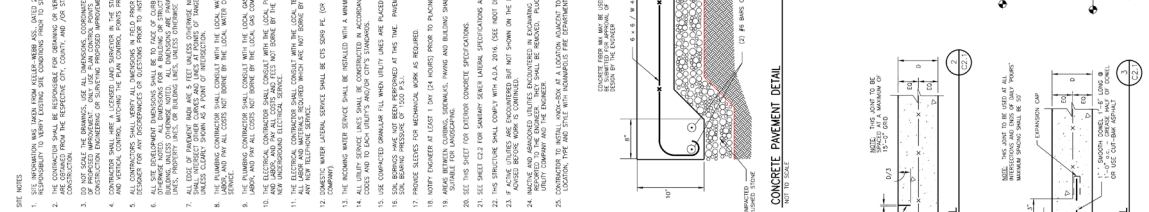
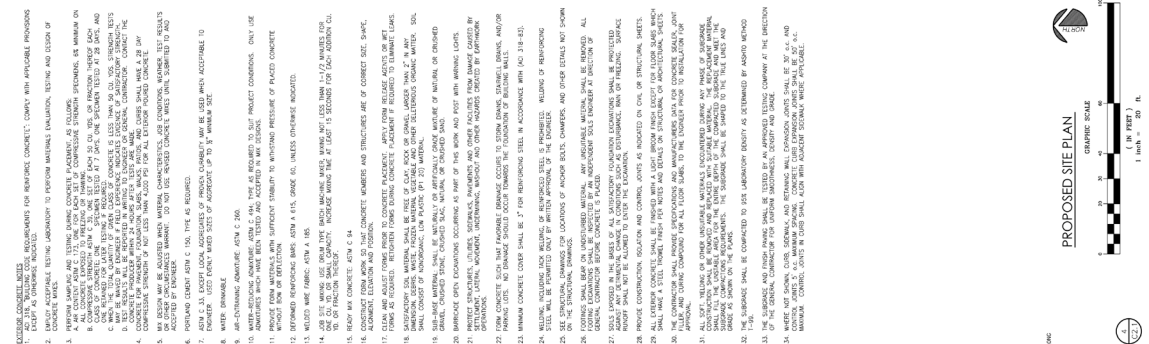
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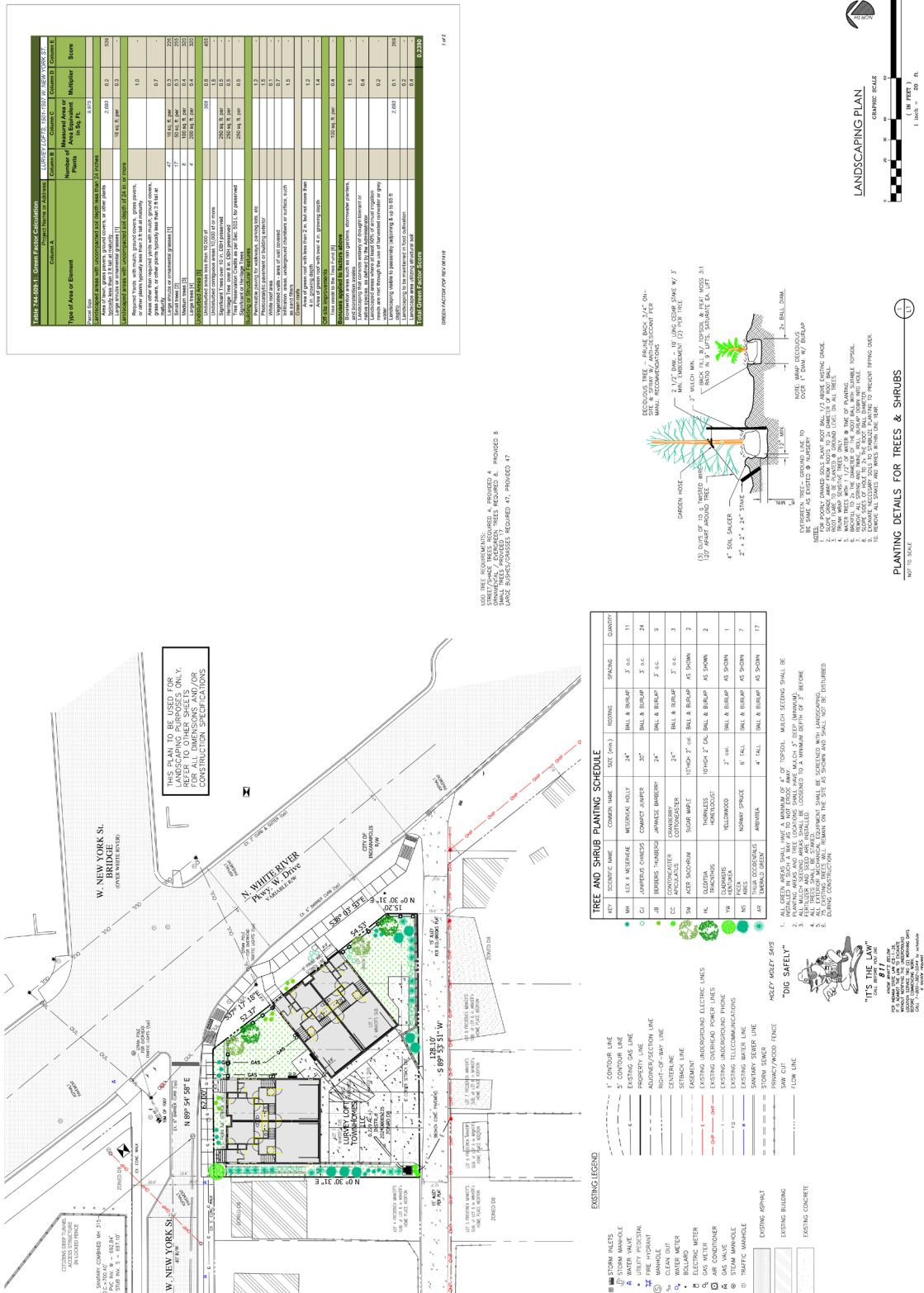
ZONING HISTORY – VICINITY

85-Z-48 801; West Washington Street (east of site), rezoning of 253 acres to the CBD-S district for the creation of White River Park, **approved**.

EXHIBITS







prince alexander
 850 S. Meridian St., Indianapolis, IN 46225, United States
 Phone: 317-261-0070 www.princealexander.biz

**NEW YORK STREET
 RESIDENCES**
 850 S. Meridian St., Indianapolis, IN 46225

BID SET
 CONSTRUCTION
 PRINCE ALEXANDER LLC
 850 S. Meridian St., Indianapolis, IN 46225

NOT FOR CONSTRUCTION

No.	Description	Date
1	REVISION: 10/10/2021	

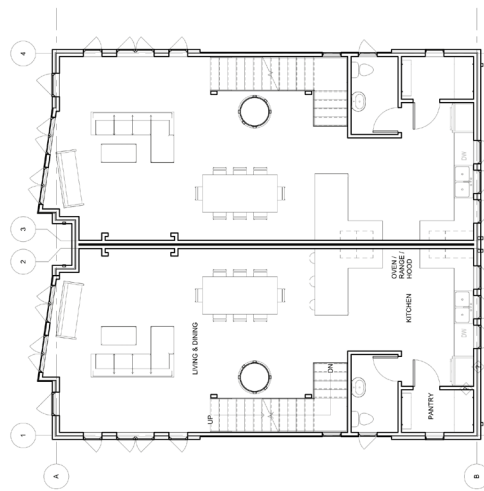


**FLOOR
 PLAN
 REGIONAL
 CENTER**

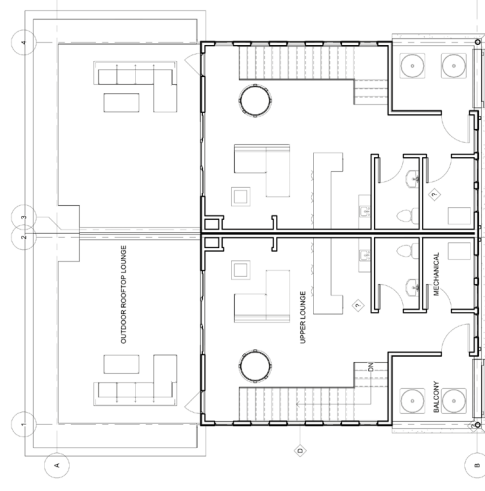
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RC1

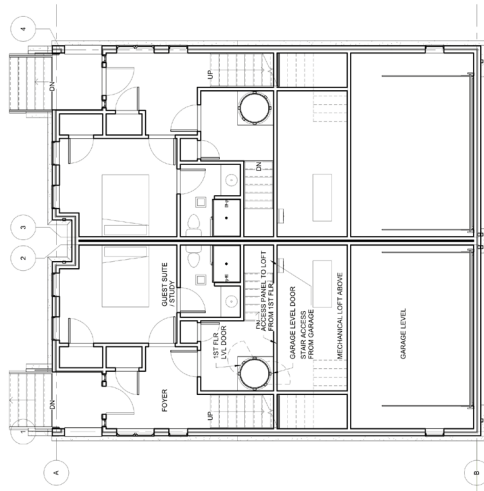
850 S. Meridian St., Indianapolis, IN 46225



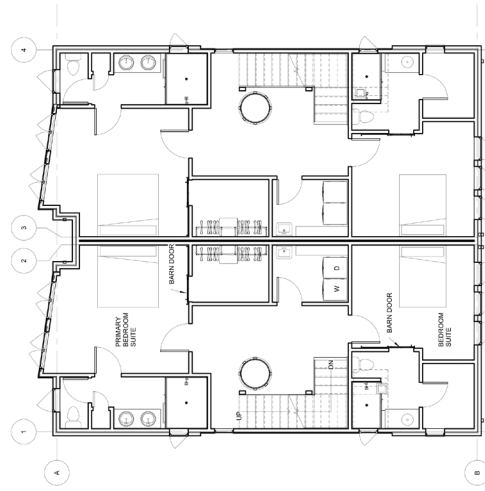
2 RC - SECOND FLOOR
 3 1/8" = 1'-0"



4 RC - ATTIC LEVEL
 3 1/8" = 1'-0"



1 RC - FIRST FLOOR
 3 1/8" = 1'-0"



3 RC - THIRD FLOOR
 3 1/8" = 1'-0"



5 NE STREET VIEW
 RENDERING NOTE: EXISTING & NEW CONTEXT PLANTINGS PARTIALLY REMOVED FOR CLARITY



6 NE AERIAL VIEW
 RENDERING NOTE: EXISTING & NEW CONTEXT PLANTINGS PARTIALLY REMOVED FOR CLARITY



7 EAST AERIAL VIEW
 RENDERING NOTE: EXISTING & NEW CONTEXT PLANTINGS PARTIALLY REMOVED FOR CLARITY
 REFER TO CIVIL PLANS FOR ACTUAL SITE IMPROVEMENTS

850 S. Meridian St., Indianapolis, IN 46225

prince alexander
 850 S. Meridian St., Indianapolis, IN 46225, United States
 Phone: 317-261-0070
 www.princealexander.biz

**NEW YORK STREET
 RESIDENCES**

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 ANY MANNER WITHOUT THE
 EXPRESS WRITTEN
 CONSENT OF
 PRINCEALEXANDER, LLC.

BID SET
 NOT FOR
 CONSTRUCTION

REVISIONS - SCAN FOR LATEST

No.	Description	Date



ELEVATIONS
 REGIONAL
 CENTER

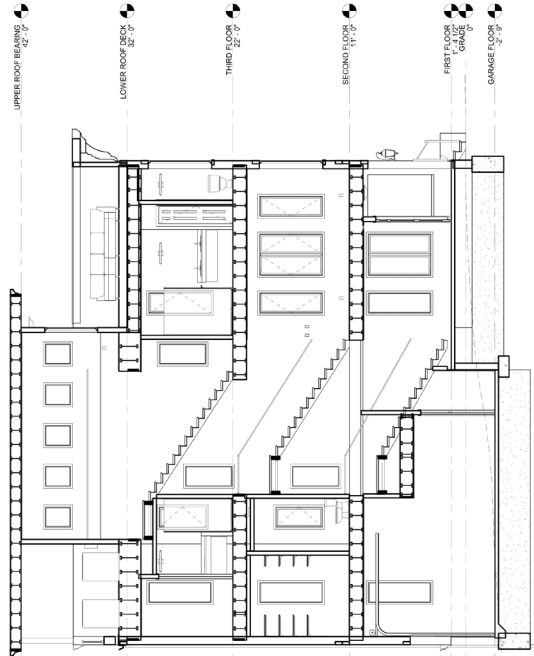
DATE:
 05-03-2025

RC2

5/3/2025 1:42:34 PM



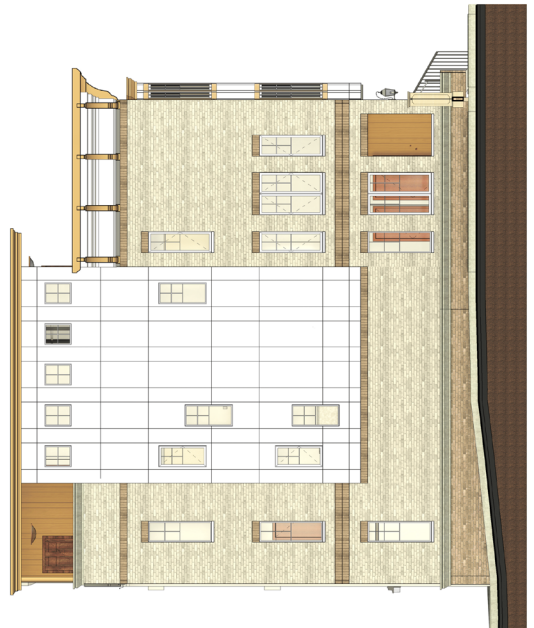
02 ELEVATION - REAR
 3/16" = 1'-0"



04 STAIR SECTION
 3/16" = 1'-0"



01 ELEVATION - FRONT
 3/16" = 1'-0"



03 ELEVATION - SIDE
 3/16" = 1'-0"

ANALYST: ROBERT STREET, INDIANAPOLIS STREET 11 - NEWARK, NJ

**MULTIPLE DWELLING PROJECT ANALYSIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING**

Property Address: 1501-1507 W. NEW YORK ST. Date: 4/17/2025
Project Name: LURVEY LOFT TOWNHOMES Date of Plans: 4/17/2025
Zoning Classification: D8-RC

	Required Ratios by Ordinance	Computed Ratios
Floor Area Ratio	FAR =	1.40
Open Space Ratio	OSR =	0.63
Livability Space Ratio	LSR=	0.34
Major Livability Space Ratio	MLSR=	0.28
Total Car Ratio	TCR=	2
What to Determine	How to determine it	Determination
Floor Area – FA	From Plans	FA
Land Area – LA	From Plans in square feet	LA
Floor Area Ratio – FAR	FA / LA	FAR
Building Area – BA	From Plans	BA
Usable Roof Areas – URA	From Plans	URA
Uncovered Open Space – UOS	LA-BA+URA	UOS
Covered Open Space – COS	From Plans	COS
Open Space – OS	UOS + ½ COS	OS
Open Space Ratio – OSR	OS / FA	OSR
Car Area – CA	From Plans	CA
Livability Space – LS	OS – CA	LS
Livability Space Ratio – LSR	LS / FA	LSR
Major Livability Space – MLS	From Plans	MLS
Major Livability Space Ratio – MLSR	MLS / FA	MLSR
Number of Dwelling Units – DU	From Plans	DU
Number of Parking Spaces – PS	From Plans	PS
Total Car Ratio – TCR	PS / DU	TCR
Gross Density – GD	DU / (LA / 43,560)	GD



Subject site looking north



Rear alley looking east



Looking south



Looking southeast



Looking southwest



Looking north



Looking northwest at topographic change along alley



Looking west down the alley



Looking south past the alley



Looking east towards the White River



Looking west down New York Street at adjacent properties