

BOARD OF ZONING APPEALS DIVISION II

September 9, 2025

Case Number: 2025-DV2-032

Property Address: 501 East 75th Street (approximate address)

Location: Washington Township, Council District #2
Town of Meridian Hills

Petitioner: BTC Acquisitions LLC, by Matthew Peyton

Current Zoning: D-1 (R-3)

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with 33.5-foot front yard setback from 75th Street and a 50-foot front yard setback from Central Avenue (average of the block establishes 84 feet and 59.2 feet as the requirements from 75th Street and Central Avenue, respectively).

Current Land Use: Residential

Staff Recommendations: Staff **recommends approval** of the 33.5-foot front yard setback from 75th Street

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This is the first public hearing for this petition.

STAFF RECOMMENDATION

- Staff **recommends approval** of the 33.5-foot front yard setback from 75th Street

PETITION OVERVIEW

- This petition would for the construction of a single-family dwelling with 33.5-foot front yard setback from 75th Street (average of the block establishes 84 feet as the requirement from 75th Street).
- The petitioner has agreed to revise the site plan and bring the Central Avenue front setback of the proposed structure into compliance (see updated site plan, file-dated 8/26/25), which means that that portion of the request is to be removed from the request.
- The subject site is zoned D-1 (R-3) and is currently improved with a single-family residence. The proposal would demolish the existing house and replace it with the structure illustrated in the submitted site plan.

- The Town of Meridian Hills uses the average setback on the same block as the subject site to determine the front setback of the primary structure. With this site being a corner lot, this provision applies to both frontages (East 75th Street and Central Avenue). The average front setback of the houses along Central Avenue is approximately 59.2 feet- with the petitioner agreeing to meet this setback amount, the request for a reduced front setback along Central Avenue is no longer required.
- With regards to the front setback on East 75th Street, the block only contains two lots, the subject site and the site directly to the east (addressed as 7484 N Park Avenue). 7484 N Park Avenue has a front setback from East 75th Street of 84 feet. This site contains a different lot configuration than the subject site, containing approximately 225 feet of depth from East 75th Street whereas the subject site contains 150 feet of depth. The additional depth of 7484 N Park Avenue has allowed the residence of that site to have a much deeper setback than what is reasonable for the subject site. Staff finds that this creates a degree of practical difficulty for meeting the average front setback along this block of East 75th Street. Further, given that the proposal will still allow for a significant amount of setback from East 75th Street, and does not result in any structures being located within the Clear Sight Triangles of this intersection, Staff finds this variance request to be reasonable in nature, and with minimal impact on the subject site and surrounding area. Therefore, Staff is unopposed to the request for reduced a front yard setback from East 75th Street.

GENERAL INFORMATION

Existing Zoning	D-1 (R-3)	
Existing Land Use	Single-family residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-S	North: Single-family residential
South:	D-1	South: Single-family residential
East:	D-1	East: Single-family residential
West:	D-1	West: Single-family residential
Thoroughfare Plan		
East 75 th Street	Primary Collector	90 feet of right-of-way existing and 90 feet proposed
Central Avenue	Local Street	30 feet of right-of-way existing and 50 feet proposed
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	8/8/25	
Site Plan (Amended)		
Elevations	N/A	
Elevations (Amended)	N/A	

Landscape Plan	N/A
Findings of Fact	8/8/25
Findings of Fact (Amended)	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 Suburban Neighborhood 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 the building spacing, the Infill Housing Guidelines recommends:
 - Reinforce the existing spacing on the block

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

2020DV3053; 7445 Central Avenue (south of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a dwelling addition with a 53-foot front setback (61-foot average setback required), **approved**.

2019-DV3-023; 7474 Central Avenue (west of site), requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a dwelling addition with two-foot overhangs with a six-foot side setback and an eight-foot aggregate side setback, **granted**.

2016DV1045; 475 E 75th Street (west of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling, with a 40-foot setback from 75th Street and 67-foot setback from Central Avenue (average setback required) with a portion of a 48-inch tall wrought iron fence, with gates, within the clear sight triangles of the lot, **granted**.

2013-HOV-060; 7425 Central Avenue (south of site), requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a 130-square foot addition, with a 13.3-foot south side setback, creating an aggregate side setback of 24 feet; **granted**.

2009-DV3-004; 7474 Central Avenue (west of site), requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to legally establish a 266-square foot deck with a two-foot south side setback and to provide for a 224-square foot screened porch addition with a two-foot south side setback; **granted**.

2008-DV1-069; 464 East 75th Street (west of site), requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to legally establish a single-family dwelling with an 11.08-foot east side yard setback, and a 29.5-foot side yard setback aggregate; a 5.33-foot tall wrought iron fence with up to 8.5-foot tall posts, and eight-foot tall, wrought iron gates within the required front yard along 75th Street; a portion of a four-foot tall wire mesh fence along the east property line within the required front yard; and a 6.25-foot tall wood privacy fence along the north property line, **granted**.

2007-DV3-038; 7455 Central Avenue (south of site), requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 95-square-foot building addition to the front of an existing single-family dwelling with a 55.1-foot front setback, **granted**.

2003-HOV-032; 160 East 75th Street (west of site), requested a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a 500-square foot garage with an eight-foot north

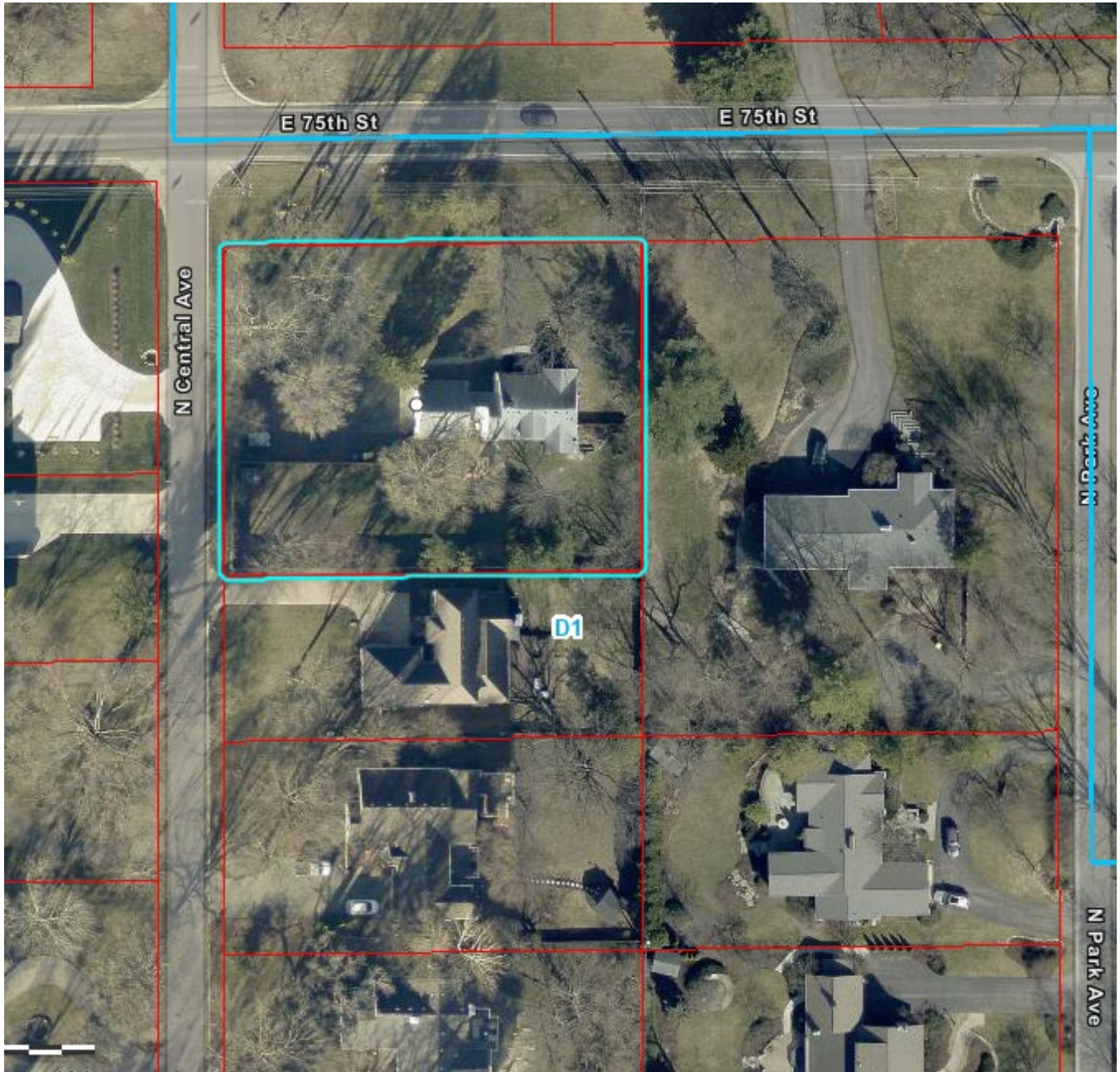


**Department of Metropolitan Development
Division of Planning
Current Planning**

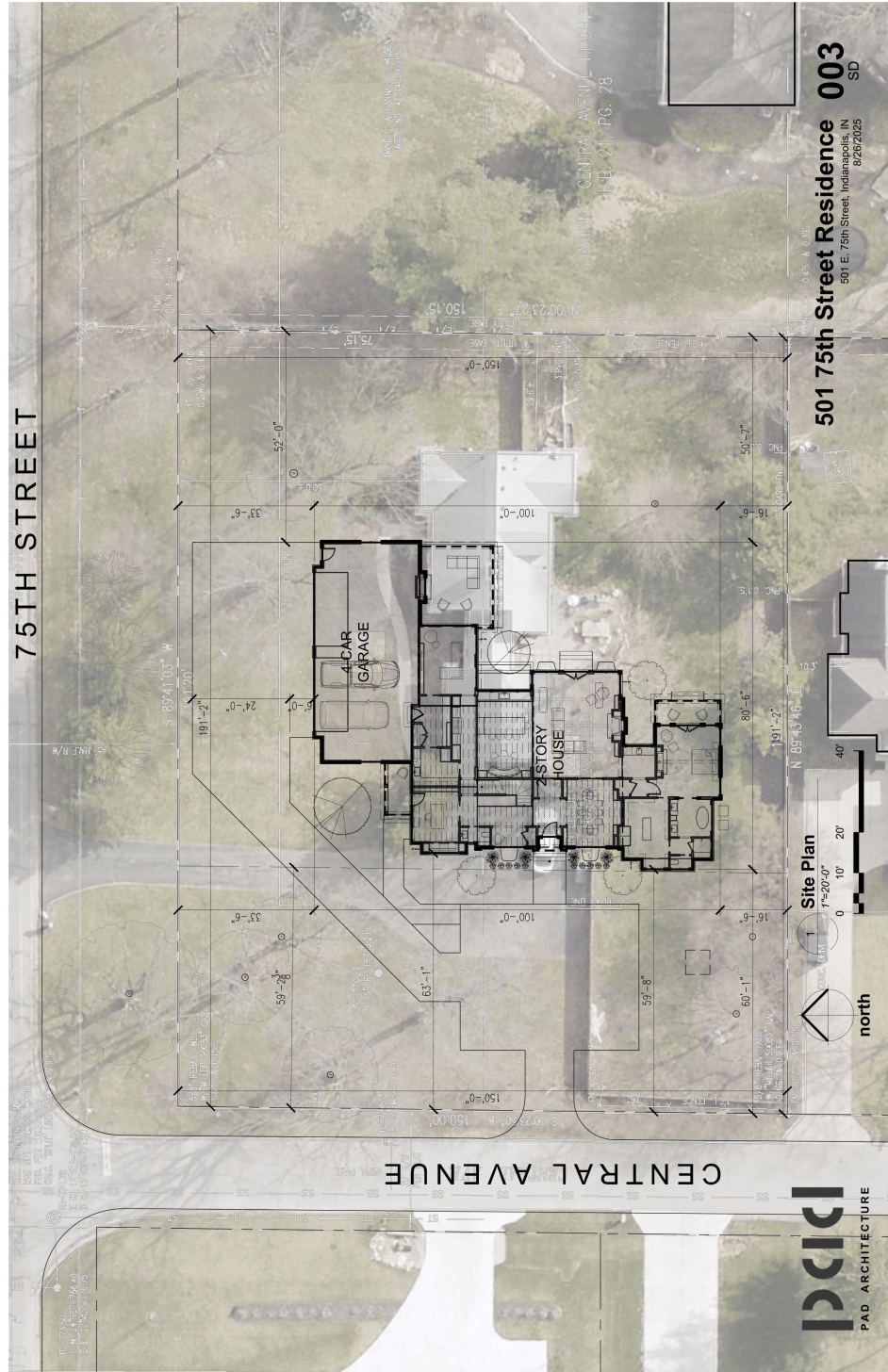
side yard setback and a 7.5-foot west side yard setback, resulting in a 15.5-foot aggregate side yard setback, in D-1, **granted**.

2001-DV2-002; 7555 North Central Avenue (north of site), requested a Variance of Development Standards to provide for a 161-square foot addition to an attached garage creating a 10-foot side yard setback, and a 25.1 aggregate side yard setback; **granted**.

EXHIBITS



Aerial Photo



Updated site plan, file-dated 8/26/25



Subject site looking east at existing house



Looking northeast towards corner of Central and East 75th



Looking south down Central Ave at existing setback context



Looking east at subject site



Looking west from Park Ave at parcel to the east of the subject site



Adjacent house to the east of subject site