



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 25, 2026

Case Number:	2026-ZON-029 / 2026-VAR-007
Property Address:	1003 West 30 th Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #12
Petitioner:	Skyline General Contracting Corp, by Jorge Gonzales
Current Zoning:	C-3 Rezoning of 0.09-acre from the C-3 district to the D-5 district to provide for residential use.
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a residence with a front building line of 25 feet (range of 10 to 19.9 feet required).
Current Land Use:	Undeveloped
Staff Recommendation:	Staff recommends approval of the rezoning and variance requests.
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

6/11/26: This petition was continued by the Hearing Examiner since the petitioner was not in attendance.

STAFF RECOMMENDATION

Staff recommends **approval** of the rezoning and variance requests.

PETITION OVERVIEW

LAND USE

1003 West 30th Street is a 0.09-acre parcel with a width of 30 feet located at the southwestern corner of the intersection of 30th and Rader Street. The property was previously improved with a residential structure that occupied both the subject lot and the property to the west; this building was demolished between 1986 and 1990. Surrounding lots and land uses are either undeveloped or residential in nature. The property is currently zoned C-3 for commercial usage.

REZONING

Approval of this petition would rezone the property from the C-3 designation to the D-5 zoning district to allow for residential use. The petitioner has indicated that they would pursue development of a single-family residence on this property, which would be allowed for a lot of this width within D-5.



The C-3 District is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments.

The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in new strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan.

VARIANCES OF DEVELOPMENT STANDARDS

Since this property is located within a Walkable Neighborhood district and on a block with an established context of residences being placed near the front of lots (a Terrace frontage per Table 744-701-2), the enforceable front building line for new residential development would range from 10 feet to 19.9 feet. The applicant has indicated that they would be seeking a front building line of at least 25 feet from the front lot line, which would require approval of a Variance of Development Standards.

STAFF ANALYSIS

A previous application was filed in late 2025 for a Variance of Use to allow for development of a duplex while maintaining the C-3 zoning of the lot. This petition (2025UV2018) was withdrawn upon staff's recommendation, and a filing for a rezoning to the D-5 district was made instead.

Staff would note that the D-5 zoning district would align with the United Northwest Neighborhood Plan recommendation for residential development of 3.5-5 dwelling units per acre, and that the narrow width of this corner lot would not make residential development feasible. The site is also surrounded by residential zoning on all 4 sides, and several neighboring lots have been granted rezonings from commercial to residential zoning in a similar fashion. Staff recommends **approval** of the rezoning.

With regards to the variance, staff notes that the location of this lot at the intersection of two public streets results in the creation of a required clear-sight triangular area where development exceeding 2.5 feet in height would not be permitted (see diagram within Exhibits below). Placement of a house with a compliant front building line between 10 and 19.9 feet would necessarily result in encroachment that house within the required clear-sight triangle. Development of the site would not be possible without a variance related to either clear-sight triangle encroachment or the front building line range.

Staff would note that the proposed 25-foot front building line would avoid any clear-sight issues while also placing the new residence roughly in line with residences on the *east* side of Rader Street, which would serve to reduce any incongruence with applicable Infill Housing Guidelines (see Comprehensive Plan Analysis below). The proposed variance would serve to preserve visibility and public safety for the intersection, and given that immutable site characteristics would require some form of variance relief, staff would recommend **approval** of the requested variance related to the front building line range.



GENERAL INFORMATION

Existing Zoning	C-3		
Existing Land Use	Undeveloped		
Comprehensive Plan	Dwellings 3.5 – 5 Units per Acre		
Surrounding Context	Zoning	Surrounding Context	
	North:	D-8	North: Residential
	South:	D-5	South: Undeveloped
	East:	D-5	East: Residential
	West:	D-5	West: Residential
Thoroughfare Plan			
30 th Street	Primary Arterial	61-foot existing right-of-way and 78-foot proposed right-of-way	
Rader Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way	
Context Area	Compact		
Floodway / Floodway Fringe	No		
Overlay	No		
Wellfield Protection Area	No		
Site Plan	03/10/2026		
Site Plan (Amended)	06/04/2026		
Elevations	N/A		
Elevations (Amended)	N/A		
Landscape Plan	N/A		
Findings of Fact	03/10/2026		
Findings of Fact (Amended)	06/07/2026		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- United Northwest Neighborhood Plan
- Infill Housing Guidelines

Pattern Book / Land Use Plan

- Not Applicable to the Site. See Neighborhood Plan below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The United Northwest Neighborhood Plan recommends this site for Low Density Residential development (typically 3.5 to 3 dwelling units per gross acre for single family dwellings).

Infill Housing Guidelines

- When front setbacks are different, homes should be built in the 'setback range', and when setbacks are the same homes should match the existing context. Corner sites should reflect context from both streets. Guidelines do not provide specific guidance related to clear-sight triangles.

ZONING HISTORY

ZONING HISTORY – SITE

2025UV2018, Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a single-family residence (not permitted), per the site plan, **withdrawn**.

96-V2-31, Variance of Development Standards of the Sign Regulations to provide for the placement of a 5.75 by 6.75 foot advertising being (1) located 110 feet of a protected district (minimum 240 foot separation from a protected district fronting on the same street required); (2) 5.75 feet in height (maximum 4 feet in height permitted); (3) with a front setback of 2.5 feet from West 30th Street (minimum 55 feet required); (4) with a front setback of 6.5 feet from Rader Street (minimum 25 feet required); (5) located within the clear-sight triangular area (not permitted), **approved**.

ZONING HISTORY – VICINITY

2003DV3005 ; 970 West 30th Street (northeast of site), Variance of Use of the Dwelling Districts Zoning Ordinance to provide for a 15-foot front yard setback for a single-family dwelling from Rader Street (minimum 25-foot front setback required), **approved**.

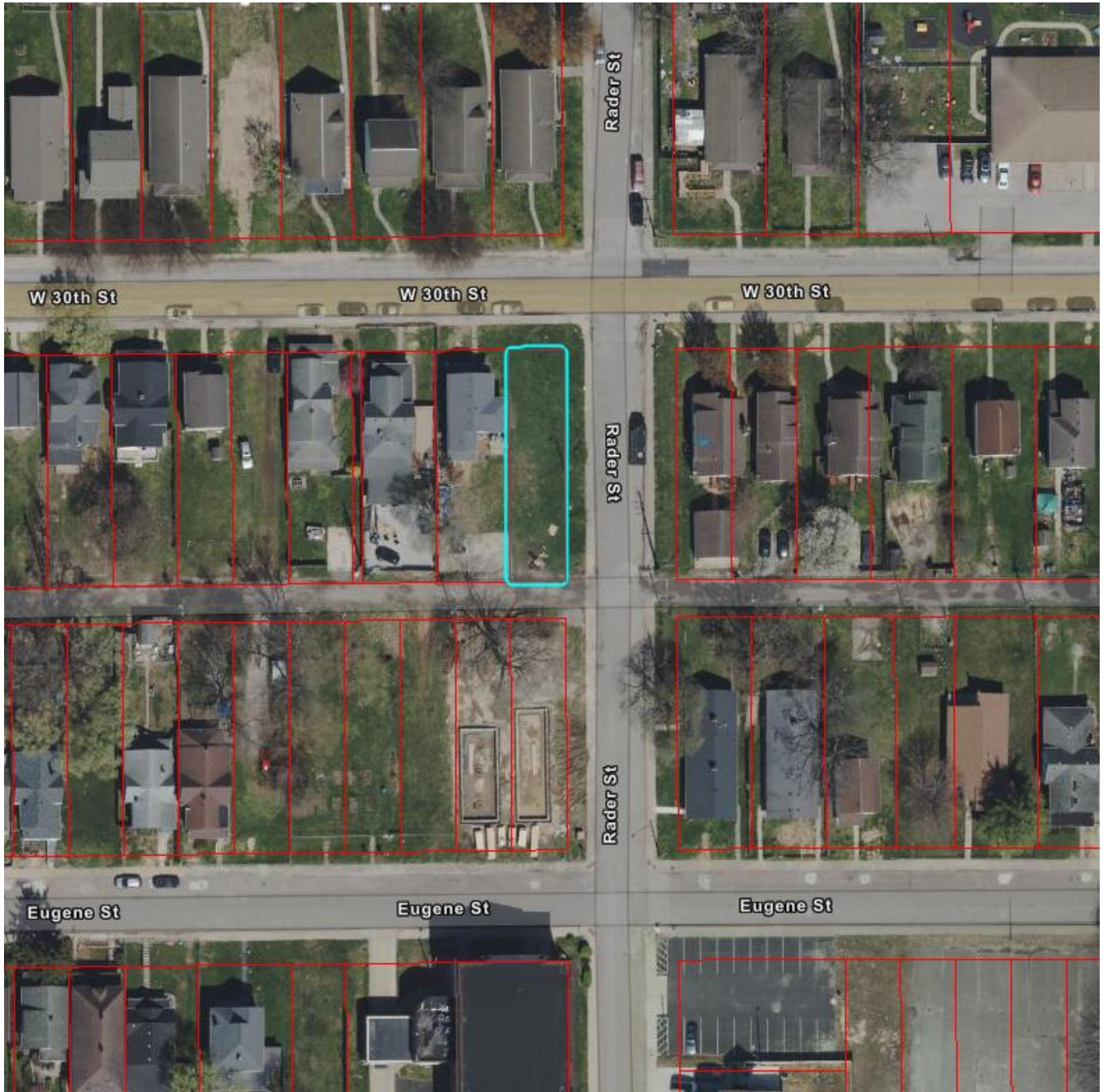
2002ZON059 ; 962 West 30th Street (northeast of site), Rezone 0.30 acre, from C-3 District, to D-5 to provide for single-family residential development, **approved**.

2001ZON126 ; 1021 West 30th Street (west of site), Rezone 0.10 acre, from C-3 District, to D-5 to provide for residential development, **approved**.

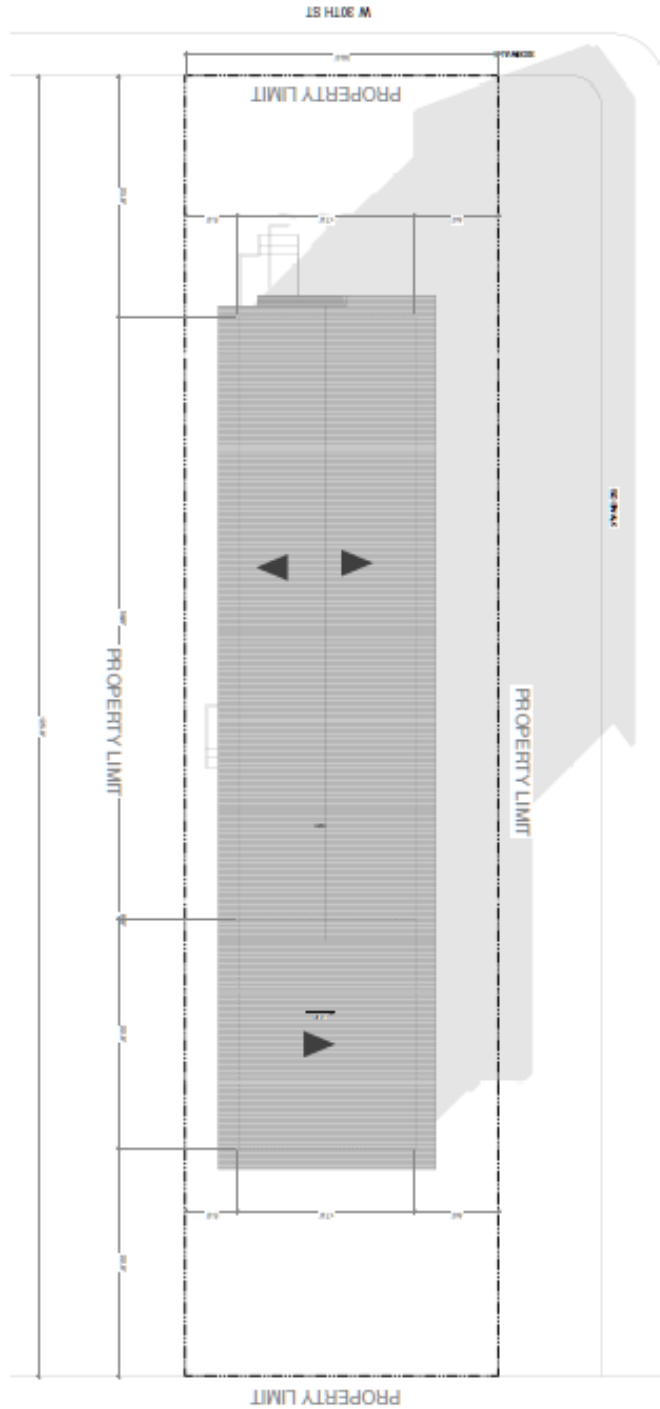
2000HOV015 ; 1006 West 30th Street (north of site), Variance of Development Standards of the Dwelling Districts to provide for the construction of a single-family dwelling, with a 7.2-foot front setback along Rader Street (minimum 8-foot setback along a local street required per 99-CV-21V) and 3.2-foot side yard setback (minimum 4-foot side yard setback required), **approved**.

EXHIBITS

2026-ZON-029 / 2026-VAR-007 ; Aerial Map



2026-ZON-029 / 2026-VAR-007 ; Site Plan



2026-ZON-029 / 2026-VAR-007 ; Clear-Sight Triangular Area



2026-ZON-029 / 2026-VAR-007 ; Findings of Fact

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

Safety Evidence: The proposed 21-foot setback is only 4 feet less than the technical Clear-Sight Triangle requirement. W 30th St is classified as a Local Street. Under Indianapolis zoning (Table 740-304-C), the required clear sight distance for a Local Street intersection is 75 feet along the centerline.

A 4-foot reduction in building placement does not obstruct the 75-foot sight line. A driver's ability to see oncoming traffic remains unimpeded because the building corner is static and low-risk.

To mitigate any theoretical concern, the petitioner volunteers to keep the triangle free of fences or vegetation over 3 feet tall.

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 adjacent property to the west (closer to the intersection) has a significantly shallower setback than we are requesting. Granting a 21-foot setback actually preserves the property values of neighbors by maintaining a consistent building line, rather than forcing a "hole" in the streetscape with a 25-foot void.

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

Indiana Courts define "Practical Difficulty" as a situation where the owner could comply with the literal ordinance (by building at 25 ft) but doing so would create an unnecessary burden regarding the lot's layout. Push the house so far back that the rear yard becomes functionally useless (losing required open space). Result in a house that is inconsistent with the block, violating the "harmony" clause of the zoning ordinance.

2026-ZON-029 / 2026-VAR-007 ; Photographs



Photo 1: Subject Site Viewed from North



Photo 2: Subject Site Viewed from Southeast

2026-ZON-029 / 2026-VAR-007 ; Photographs (continued)



Photo 3: Adjacent Property to West

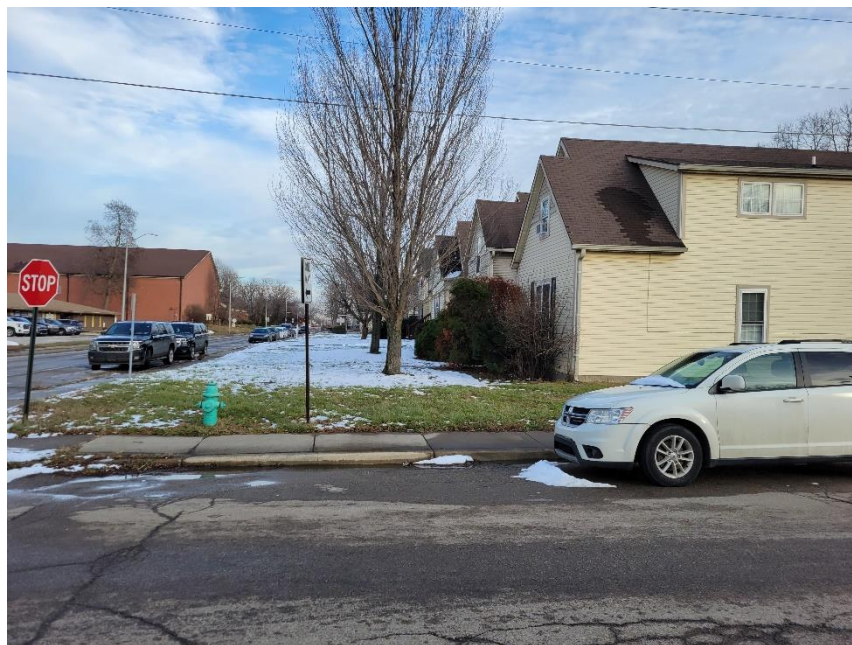


Photo 4: Adjacent Property to East

2026-ZON-029 / 2026-VAR-007 ; Photographs (continued)



Photo 5: Adjacent Property to North



Photo 6: Adjacent Property to Northwest