Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION II — November 17, 2026

Case Number:	2026-DV2-039
Property Address:	48 W 65th Street (*approximate address)*
Location:	Town of Meridian Hills, Washington Township, Council District #2
Petitioner:	Andrea Merz
Current Zoning:	D-1
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the building of a minor residential structure with a 12.11-foot rear setback (23 feet required).
Current Land Use:	Single-family residential
Staff Recommendations:	Staff recommends **approval**
Staff Reviewer:	Sam Sparzo, Senior Planner

PETITION HISTORY

First public hearing on this petition

STAFF RECOMMENDATION

Staff recommend **approval** of the requested variance

PETITION OVERVIEW

- The subject site is located within the Town of Meridian Hills. In addition to the development standards in Section 744-201, proposed development must meet the development standards found in Section 744-203, Special Dimensional Standards. The setback requirements for the Town of Meridian Hills are found in Table 744-203-1.
- The proposed minor residential structure meets all the development standards found in Section 744-203, with the exception of the rear setback, which requires a setback equal to 15% of the depth of the lot, with a maximum required setback of 30 feet. The lot has a depth of 121 feet and 8 inches, meaning a rear setback of 23 feet is required. The proposed minor residential structure will have a rear setback of 12.11 feet.
- The zoning of the subject site is D-1, which is intended for suburban areas and provides for estate-style development with generous front yards for trees and a bucolic atmosphere. Development within the D-1 district should incorporate and promote environmental and aesthetic considerations, while working within the existing site conditions, including vegetation, topography, drainage, and wildlife. Similarly, the subject site is within the Suburban Neighborhood typology, which is characterized by single-family housing, well-connected streets and amenities, and

development should be organized around natural features. Lastly, the Infill Housing Guidelines indicate that building spacing should reflect the existing spacing along the block while allowing for the maintenance of buildings.

- The proposed gazebo, a minor residential structure, is proposed to be located in the northwest corner of the lot, on an existing patio paver area approved and legally established through 2021DV1074. The subject site is directly south of the Meridian Hills Country Club, with the nearest structure to the north of the site being over 2,000 feet from the proposed gazebo.
- The Finding of Facts indicates that the proposed structure would be located on existing patio pavers and would be screened by vegetation from neighboring properties to the west and from the right-of-way, leaving sightlines unobstructed and unchanged.
- The proposed development will match the character of the neighborhood and meet front and side setback requirements. Staff deems the requested rear setback of 12.11 feet (23 feet required) reasonable. Staff recommends **approval** of this variance.

GENERAL INFORMATION

Existing Zoning	D-1	
Existing Land Use	Single-family residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	SU-34	North: Golf course/Country club
South:	D-1	South: Single-family residential
East:	D-1	East: Single-family residential
West:	D-1	West: Single-family residential
Thoroughfare Plan		
W 65th Street	Local Street	50-foot existing feet right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	9/15/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	9/15/2026	
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 Comprehensive Plan recommends Suburban Neighborhood 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

- The Infill Housing Guidelines recommend the following when adding onto an existing structure.
    - Consider the context of the block/neighborhoods to help guide the
        - Size,
        - Height,
    - Leave room for maintenance
    - Reinforce the spacing of the existing lots
- The proposal follows the above recommendation and matches the context of the surrounding blocks/neighborhood; therefore, the staff support the variance request.

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

2021DV1074; 48 W 65th Street, Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a primary building addition with a four-foot rear setback and legally establish a patio with a 10-foot rear setback (15% of the depth of the lot, but no more than 30-feet required), **approved.**

ZONING HISTORY – VICINITY

2025DV1011; 6445 N Illinois Street (south of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition, including the replacement of an attached garage, resulting in a 12-foot north side yard setback (15 feet required), **approved.**

2023DV2003; 231 Wellington Road, (southwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage with an eight-foot east side yard setback and a 25.08-foot rear yard setback (12-foot side yard and 28.5-foot rear yard setbacks required), **approved**.

2012HOV044; 95 Wellington Road (south of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a rear yard setback of 17.45 feet (21-foot rear setback required in the R-1 district), **approved.**

2010HOV001; 100 W 64th Stret (southwest of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 10.917-foot side setback (12-foot side setback required), **approved.**

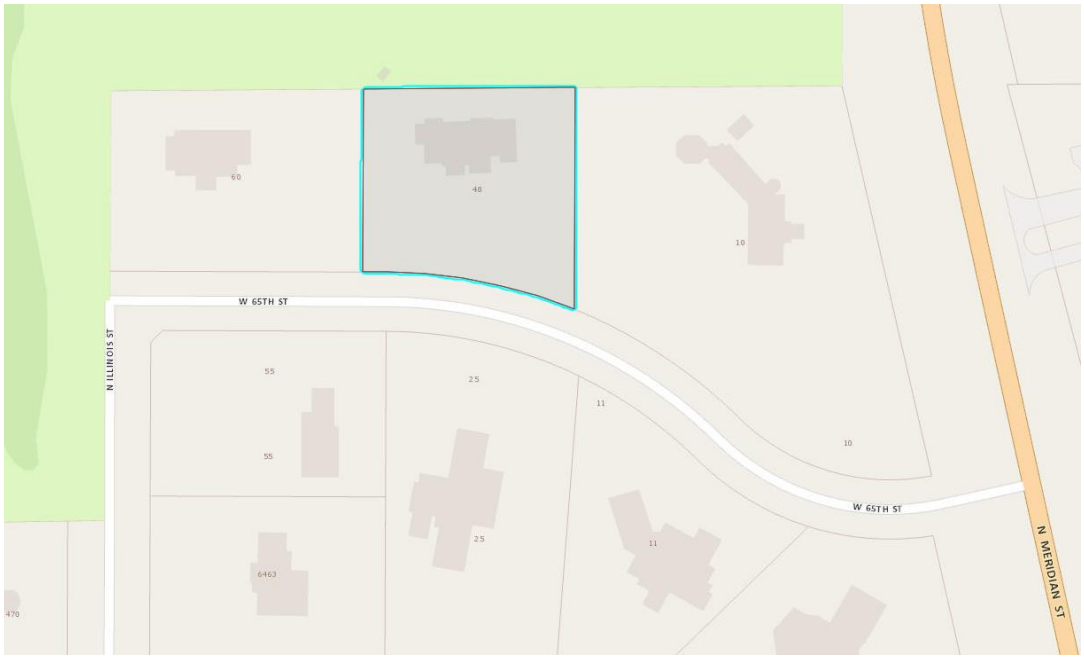
2006DV3009; 6470 N Illinois Street (southwest of site), Variance of the Dwelling Districts Zoning Ordinance to provide for the construction of a single-family dwelling with a 25-foot front setback (minimum 38-foot front setback required), **approved.**

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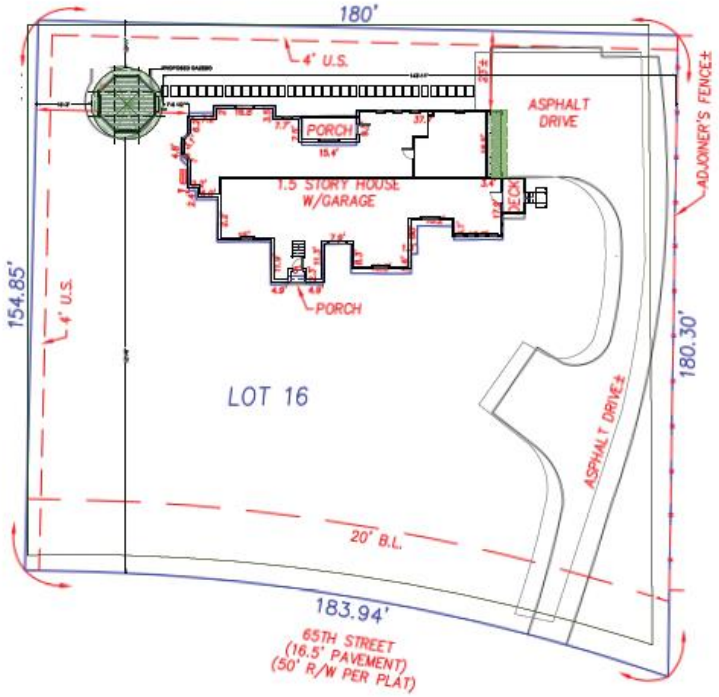
EXHIBITS

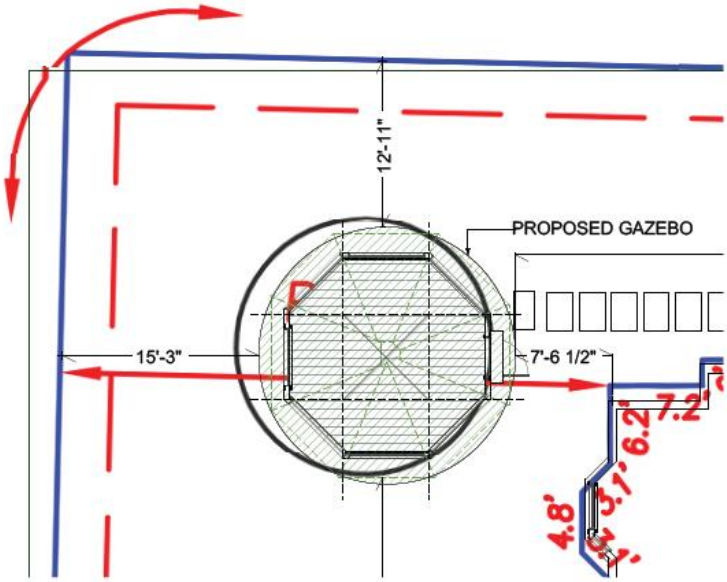
2026DV2039; Aerial Map





2026DV2039; Site Plan

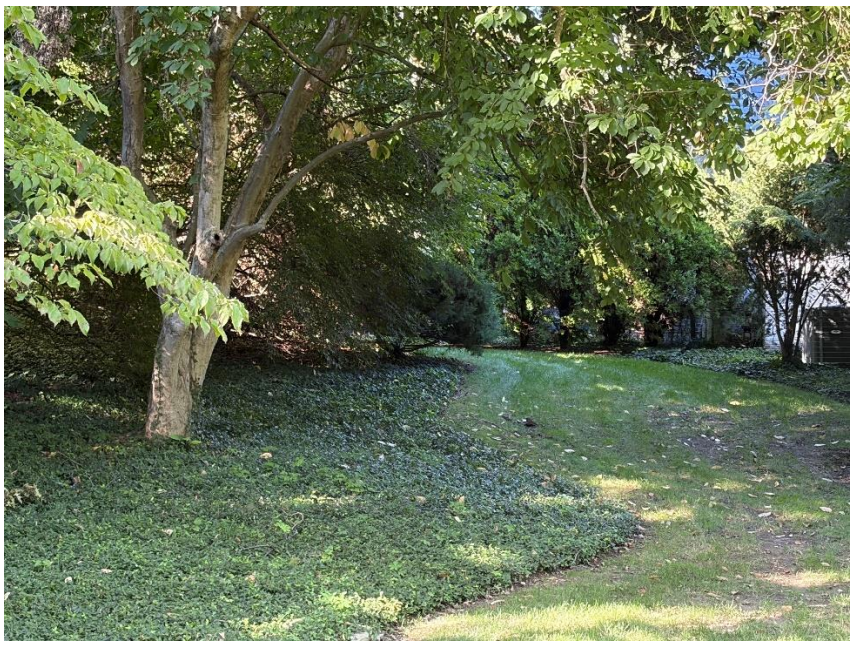




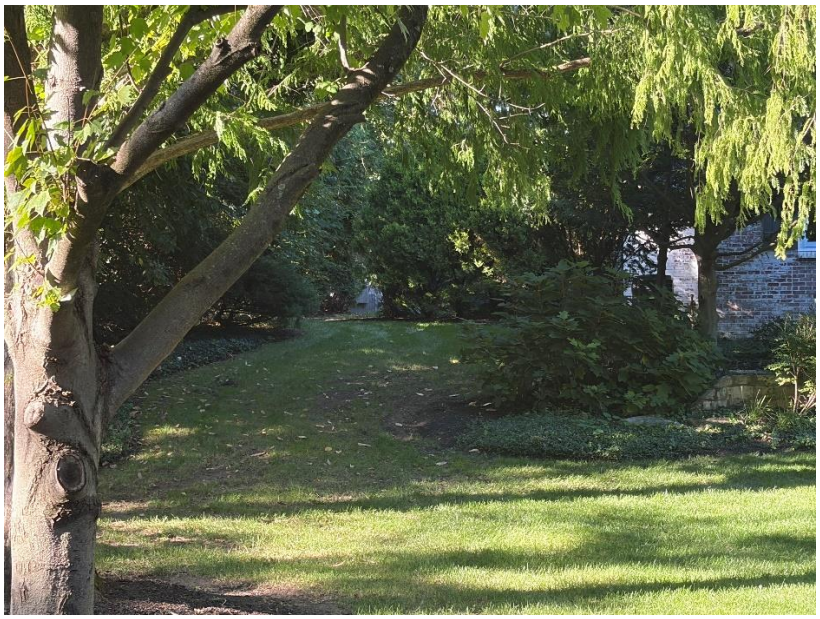
2026DV2039; Site Photos



Subject Site; From W 65th Street; Facing North



Subject Stie; From W 65th Street; Facing North; Proposed gazebo would be placed at end of yard/grass



Subject Site; From W 65th Street; Facing North; Proposed gazebo would be placed behind the trees at end of grass/yard.



Subject Site; From W 65th Street; Facing North; Vegetation towards west of site blocking the gazebo from neighbors



Subject site; From W 65th Street; Facing west on W 65th Street



Subject Site; From W 65th Street; Facing east on W 65th Street