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

## BOARD OF ZONING APPEALS DIVISION II — November 17, 2026

| | |
|---|---|
| **Case Number:** | 2026-DV2-038 |
| **Property Address:** | 1305 Meadowbrook Dr (approximate address) |
| **Location:** | Washington Township, Council District #2 |
| **Petitioner:** | Glenn Riley |
| **Current Zoning:** | D-S |
| **Request:** | Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a 5-foot side yard setback (15 feet required) and a 50-foot front yard setback (110 feet required) for the expansion of an attached garage. |
| **Current Land Use:** | Residential |
| **Staff Recommendations:** | Staff recommends **approval** |
| **Staff Reviewer:** | David Arrom Garza, AICP Senior Planner |

## PETITION HISTORY

This is the first public hearing for this petition.

## STAFF RECOMMENDATION

**Staff recommends approval.**

## PETITION OVERVIEW

The petition would allow for a 5-foot side yard setback (15 feet required) and a 50-foot front yard setback (110 feet required) for the expansion of an attached garage structure.

### SITE PLAN

The site plan, file-dated May 26, 2026, depicts an approximately 785-square foot standard residential 3-car garage structure proposed for construction.

## STAFF ANALYSIS

### DWELLING DISTRICT

The subject lot is zoned D-S intended for suburban areas of extreme topography, areas conducive to estate development, or areas where it is desirable to permit only low-density development. Generous front yards with trees along roadway that follow the natural terrain of the land are envisioned in the D-S in the Comprehensive Plan.

D-S development standards require lot area minimum of 1 acre, a lot width minimum of 150 feet and side yard and aggregate yard minimum setbacks of 15 feet and 35 feet respectively for the Metro context (Table 742-103-2 D-S District Dimensional Standards).

### SITE CHARACTERISTICS

The subject lot is approximately 34,051 square feet, less than the 1 acre required for a D-S lot, with a lot width of approximately 80 feet, less than the 150-foot minimum required for a D-S lot. Insufficient site dimensions limit the available side yard and front yard setback area which currently does not meet the 35 feet aggregate side yard setback requirement and the 110 feet front yard requirement calculated as Fronts Along Local Streets “greater of 40 from proposed ROW or average setback” for a D-S. Table 744-201-1: Dimensional Standards for Districts D-A through D-5II. Residences at 1303 Meadowbrook Dr (at the western property line) and 1357 Meadowbrook Dr (at the eastern property line) maintain approximately 110’ linear feet between the front building line and ROW.

A 5’ side yard setback between the existing residence and property line provides insufficient dimensional width area to support a side loaded parking garage of similar or lesser square footage or a driveway aisle for rear parking garage access. A driveway leading to a garage typically requires a lane width of 10’ or greater.

**Practical site difficult exists with dimensional relief required to allow the construction of a residential garage structure in a D-S, permitted by right. For these reasons, staff recommends approval for the petition.**

## GENERAL INFORMATION

| | | |
|---|---|---|
| **Existing Zoning** | D-S | |
| **Existing Land Use** | Residential | |
| **Comprehensive Plan** | Suburban Neighborhood | |
| **Surrounding Context** | **Zoning** | **Surrounding Context** |
| North: | SU-38 | North: Special District |
| South: | D-S | South: Residential |
| East: | D-S | East: Residential |
| West: | D-S | West: Residential |
| **Thoroughfare Plan** | | |
| Meadowbrook Dr | Local Street | 21’ R/W existing (no curb) |
| **Context Area** | Metro | |
| **Floodway / Floodway Fringe** | No | |
| **Overlay** | No | |
| **Wellfield Protection Area** | No | |
| **Site Plan** | May 26, 2026 | |
| **Site Plan (Amended)** | N/A | |
| **Elevations** | N/A | |
| **Elevations (Amended)** | N/A | |
| **Landscape Plan** | N/A | |
| **Findings of Fact** | September 13, 2026 | |
| **Findings of Fact (Amended)** | N/A | |

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan (“Pattern Book”) recommends the Suburban Neighborhood living typology for this site. The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should support a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but

a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

**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**

- Not Applicable to the Site

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

- Subject site with ¼ mile of Monon Trail, an existing greenway.

## ZONING HISTORY

### VICINITY

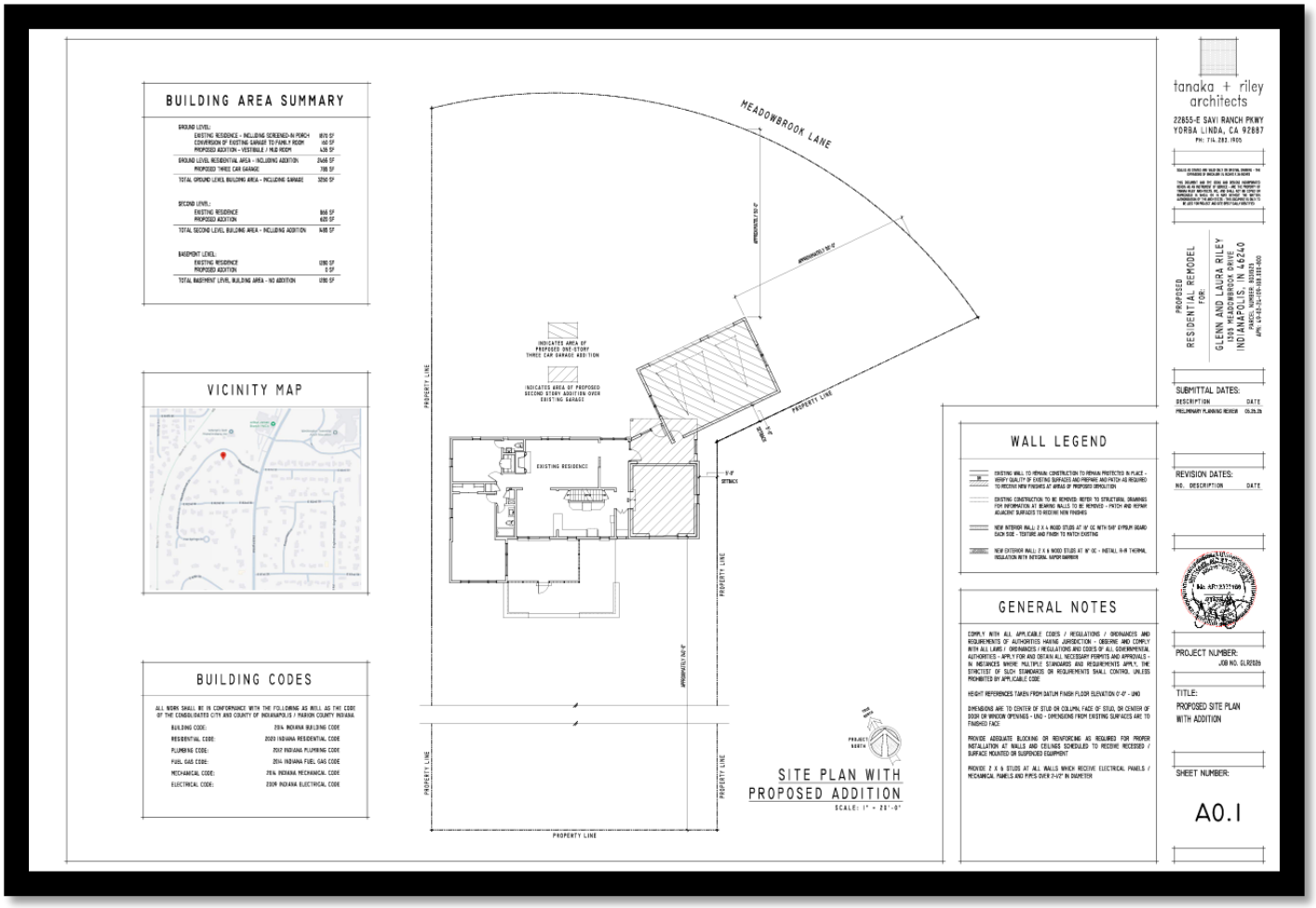
**2004DV3050**; 1303 Meadowbrook Dr, Washington Township, 14.2 ft aggregate side yard (35 ft. required), **approved**.

## EXHIBITS

### Location Map



## Site Plan


BUILDING AREA SUMMARY
VICINITY MAP
BUILDING CODES
MEADOWBROOK LANE
PROPERTY LINE
EXISTING RESIDENCE
SITE PLAN WITH PROPOSED ADDITION
WALL LEGEND
GENERAL NOTES
tanaka + riley architects
PROPOSED RESIDENTIAL REMODEL FOR
GLENN AND LAURA RILEY
1393 MEADOWBROOK DRIVE
INDIANAPOLIS, IN 46240
SUBMITTAL DATES:
REVISION DATES:
PROJECT NUMBER:
TITLE:
PROPOSED SITE PLAN WITH ADDITION
SHEET NUMBER:
A0.1

## 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 garage addition will be approximately 50 feet from the front property line and the road if given an extension of the existing 5 foot setback that the current garage adheres to.

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 garage addition is an extension of the existing setback and follows the natural property line, which extends towards the street at an angle.

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

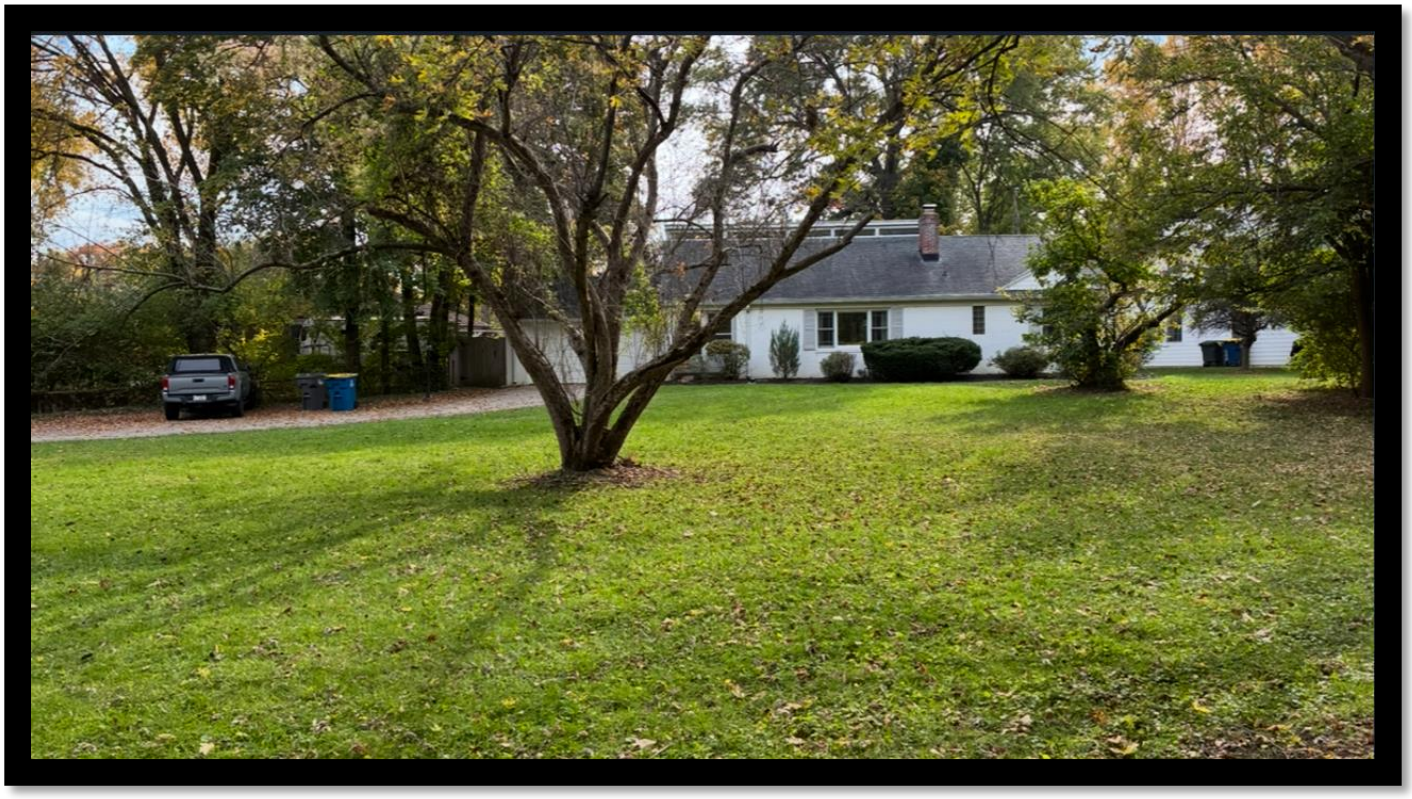
Extending the sideyard setback to 15 feet will reduce the setback from the street by 10 feet and creates an area of limited use behind the garage.

**DECISION**

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

## 2026DV2038 Site Photographs



Street frontage at 1305 Meadowbrook Dr.



View looking onto eastern property line at driveway.