

BOARD OF ZONING APPEALS DIVISION I

August 4, 2026

Case Number:	2026-DV1-026
Property Address:	1814, 1838, 1857, 1859, 1918 & 1941 Tallman Avenue, and 2741 & 2755 Columbia Avenue (<i>approximate addresses</i>)
Location:	Center Township, Council District #8
Petitioner:	City of Indianapolis Department of Metropolitan Development, by Matthew Hostetler
Current Zoning:	D-5
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of duplexes on lots with deficient width (60-foot width required) and 4.5-foot building setbacks and reduced walkway setbacks on lots with a width of 35 feet (5-foot building setbacks and 2-foot walkway setbacks required).
Current Land Use:	Undeveloped
Staff Recommendations:	Staff recommends approval of the requested variances.
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

7/7/26: This petition was continued one month to allow time for the posting and mailing of legal notice.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested variances.

PETITION OVERVIEW

This land use request encompasses eight (8) total parcels in the Martindale-Brightwood area: six (6) of the subject lots are located along Tallman Avenue (both east and west) near the intersections of Hillside Avenue, Langley Avenue, and Lawrence Street, while the other two (2) properties front on Columbia Avenue near the 28th Street intersection around 1.5 miles to the north of the Tallman parcels. The lots are owned by the City of Indianapolis, have widths ranging from 35 to 45 feet, and are not developed.

Approval of these variances would allow for the construction of stacked duplexes on each of the subject lots in a manner similar to the site plan, elevations, and floor plans provided within the Exhibits below (with small variations on applicable setbacks and the design of front elevations between each individual building). There would be one (1) dwelling unit on each floor of the proposed buildings, which would have footprints of approximately 1460 square feet and would have a combination of on-street parking and rear yard parking pads to provide vehicle spaces in accordance with Ordinance minimums.

These designs would require the grant of three (3) variances of development standards:

- The minimum required lot width for construction of duplexes within the D-5 zoning district is 60 feet. Each of the eight (8) parcels would require a variance to allow for duplex construction on lots ranging from 35 to 45 feet in width.
- The side setbacks proposed for lots with 35 feet of width are marked as being 4.5 feet from side property lines on plans. The minimum requirement would be 5 feet, which would mean that five (5) of the eight (8) properties would require variance relief for building side setbacks.
- The Ordinance classifies internal walkways as minor residential features, which would require a setback of at least 2 feet. Provided site plans indicate encroachment of walkways into this required separation, which would be the third and final variance required.

Findings of Fact provided by the applicant indicate that the construction of duplexes in this area would add affordable housing to the neighborhood (through the Vacant 2 Vibrant program), and that building duplexes on standard-width city lots would be impossible without grant of this variance. Staff notes that lots in this area almost exclusively have widths less than 60 feet, and that although many properties along Tallman and Columbia are single-family homes **(a)** the use of a duplex is permitted by-right in D-5 and **(b)** each block *does* appear to have two-unit structures, meaning that this would not be an introduction of a new typology or inconsistent with Infill Housing Guidelines. Additionally, the setback variances requested are minor in nature (0.5 feet) and the encroachment of walkways into side yards would not create negative externality for surrounding properties. For these reasons, staff recommends **approval** of the requested variances.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
	North: D-5	North: Residential
	South: D-5	South: Residential
	East: D-5	East: Residential
	West: D-5	West: Residential
Thoroughfare Plan		
Tallman Avenue	Local Street	50-foot existing right-of-way and 48-foot proposed right-of-way
Columbia Avenue	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	05/20/2026	

Site Plan (Amended)	N/A
Elevations	05/20/2026
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	05/20/2026
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 Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. Detached housing is a contemplated land use for this typology.

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

- Spacing between buildings should establish a rhythm and pattern along a street, with existing spacing on the block reinforced, limits on uncharacteristically large gaps between houses, and adequate room for maintenance of homes and buildings.

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

2026DV1019 ; 1630 East 18th Street (south of Tallman properties), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a 4.5-foot west side yard setback (five feet side setback required), and a 9-foot rear setback (20-foot rear setback required), **approved**.

2024DV3034 ; 2739 Columbia Avenue (south of Columbia properties), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a four-unit-multi-unit-house with walkways and parking areas maintaining zero-foot side yard setbacks (two and five feet required, respectively) with vehicles encroaching within the alley clear sight triangle (not permitted), **withdrawn**.

2024DV3033 ; 2731 Columbia Avenue (south of Columbia properties), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a four-unit-multi-unit-house with walkways and parking areas maintaining zero-foot side yard setbacks (two and five feet required, respectively) with vehicles encroaching within the alley clear sight triangle (not permitted), **approved**.

2012HOV004 ; 2734 Columbia Avenue (west of Columbia properties), Special Exception to provide for a religious to add a 484-square foot addition for ADA restrooms, **approved**.

2010SE1003 ; 2748 Doctor A.J. Brown Avenue (east of Columbia properties), Special exception of the Dwelling Districts Zoning Ordinance to provide for a 1,287-square foot building addition for a religious use, with off-street parking with a two-foot rear setback (20-foot setback required) and to provide for a five-foot tall free-standing sign with a eleven-foot front setback (15-foot front setback required), **approved**.

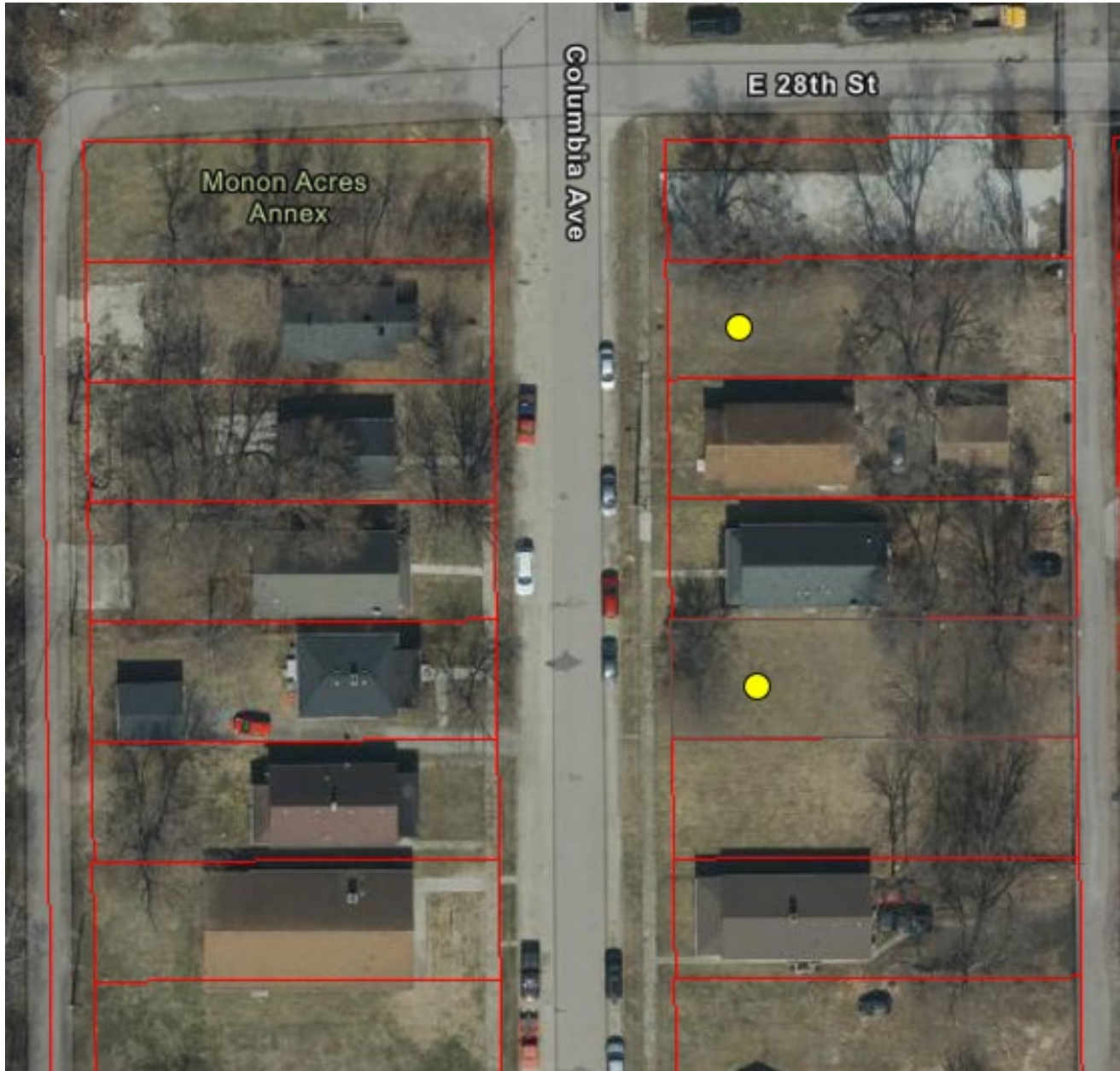
2009SE3004 ; 1802 Tallman Avenue (south of Tallman properties), Special Exception of the Dwelling Districts Zoning Ordinance to provide for the expansion of a religious use, with a 3,200-square foot building addition, with an 8.5-foot front setback from the existing right-of-way line of Roosevelt Drive (minimum 30-foot front setback required), with 30 existing off-street parking spaces, **approved**.

EXHIBITS

2026DV1026 ; Aerial Map with Site Locations (Tallman Addresses)



2026DV1026 ; Aerial Map with Site Locations (Columbia Addresses)



2026DV1026 ; Project Description

Bentley Construction LLC is redeveloping Vacant to Vibrant properties in the Martindale Brightwood Neighborhood with stacked duplexes. These properties are being developed for resale. These duplexes will conform with the context of the neighborhood and conform to the infill housing guidelines.

Development is proposed on the following City-owned properties:

Address	Parcel	Current Zoning	Effective Frontage	Effective Depth	Deficient Side Setback	Deficient Lot Width
1941 Tallman Ave.	1035671	D5	35	140	Yes	Yes
1918 Tallman Ave.	1035054	D5	35	140	Yes	Yes
1859 Tallman Ave.	1046931	D5	35	140	Yes	Yes
1857 Tallman Ave.	1033374	D5	35	140	Yes	Yes
1838 Tallman Ave.	1059843	D5	35	140	Yes	Yes
1814 Tallman Ave.	1023532	D5	45	140	No	Yes
2755 Columbia Ave.	1078040	D5	41	140	No	Yes
2741 Columbia Ave.	1066574	D5	40	140	No	Yes

2026DV1026 ; Findings of Fact

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

This stacked duplex will conform to the neighborhood context.

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:

This house will fit into the neighborhood and will add new affordable housing to the area.

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

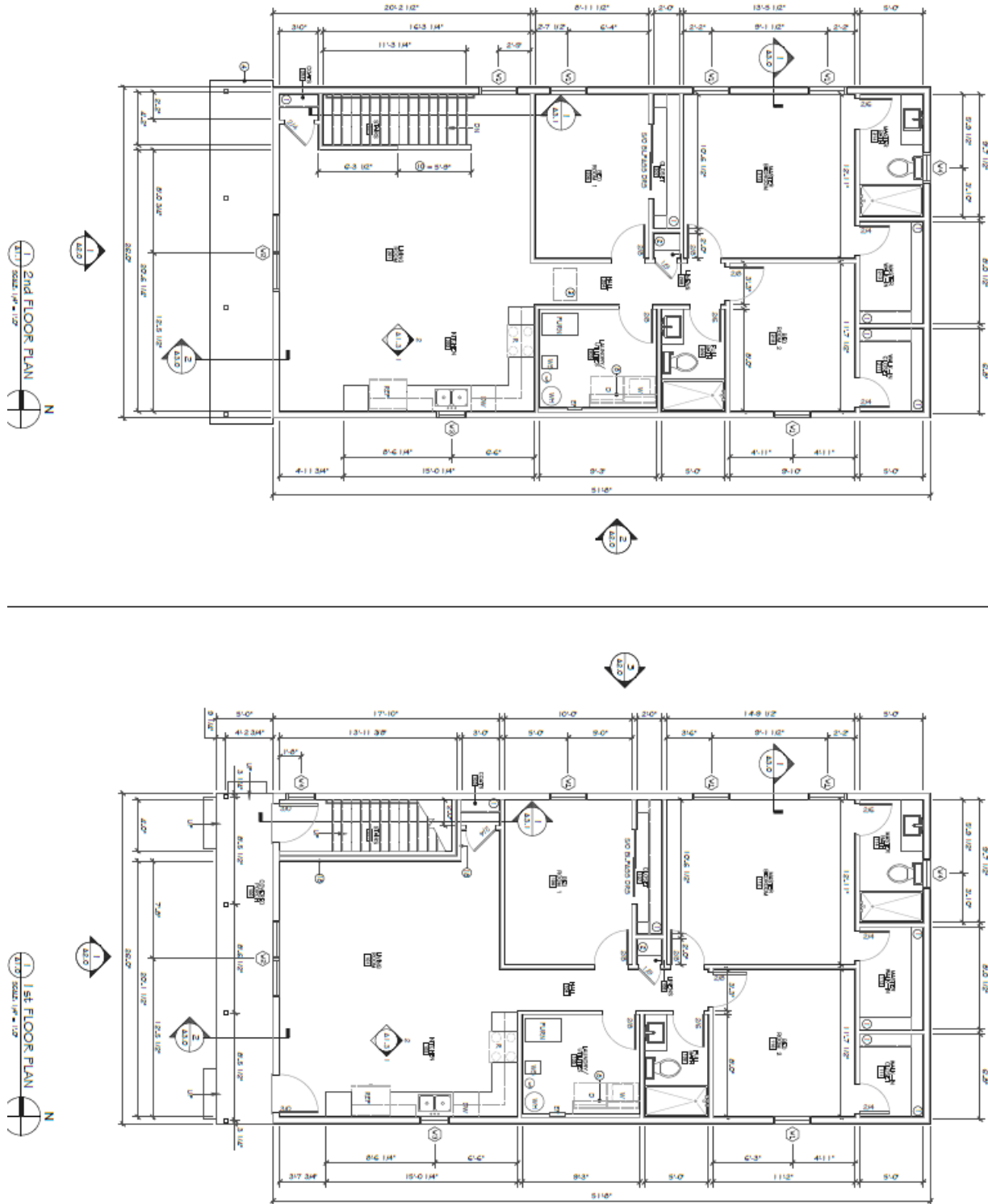
The strict application of the terms of the zoning ordinance would make it impossible to build duplexes in this area on a standard city lot.

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2026DV1026 ; Elevations (1814 Tallman; Similar for Each)



2026DV1026 ; Floorplans (1814 Tallman; Similar for Each)



2026DV1026 ; Photographs



Photo 1: 1814 Tallman Avenue



Photo 2: 1838 Tallman Avenue

2026DV1026 ; Photographs (continued)



Photo 3: 1857 Tallman Avenue



Photo 4: 1859 Tallman Avenue

2026DV1026 ; Photographs (continued)



Photo 5: 1918 Tallman Avenue

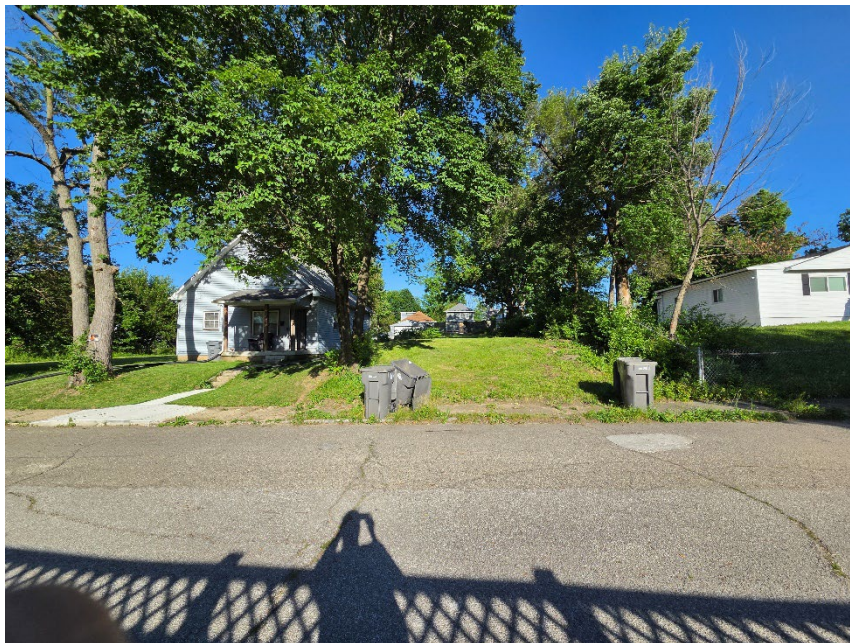


Photo 6: 1941 Tallman Avenue

2026DV1026 ; Photographs (continued)



Photo 7: 2741 Columbia Avenue



Photo 8: 2755 Columbia Avenue