

**BOARD OF ZONING APPEALS DIVISION II**

**October 14, 2025**

**Case Number:** 2025-DV2-016

**Property Address:** 1507, 1501 and 1533 West New York Street (approximate address)

**Location:** Center Township, Council District #18

**Petitioner:** Lurvey Loft Townhomes LLC, by Adam DeHart

**Current Zoning:** D-8 (RC)

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 45-foot tall, four story four-unit townhome development with 27 percent living material comprising the front yard (maximum 40-foot tall, three story building permitted, 50 percent living material required).

**Current Land Use:** Vacant

**Staff Recommendations:** Staff **recommends approval** of this petition

**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- This petition was continued from the June 10, 2025 hearing due to insufficient mailed notice.
- A remonstrator automatically continued this case to the August 12, 2025 BZA Division II hearing.
- The petition was continued to the September 9, 2025 hearing to allow for further discussions between the petitioner and remonstrators.
- The petition was continued to the October 14, 2025 hearing to allow for revisions to be made to the elevations.

**STAFF RECOMMENDATION**

- Staff **recommends approval** of this petition

**PETITION OVERVIEW**

- The revisions made by the petitioner now show the structures containing three (3) stories as opposed to the original four (4), and show the height of the structures to be just below 40 feet, measured from grade-level of the front façade to the top of the separation wall on the roof. Therefore, the petition no longer requires a variance for building height meaning that portion of the request is to be removed.
- The remaining variance request for this petition is to allow for the four-unit townhome development with 27 percent living material comprising the front yard (50 percent living material required).

- The subject site is zoned D-8, is located within the Regional Center Secondary Zoning district, and has been vacant since the late 1970s according to aerial imagery. The proposal calls for two separate two-family townhome structures, for a total of four (4) units on the site.
- With regards to the variance for reduced living materials in the front yard- the standard requiring at least 50% of the front yard being comprised of living material is to promote landscaping and natural materials on site, to limit the amount of hardscaping on site, and to enhance aesthetics and beautification of the City's neighborhoods. The request for 27% living materials stems from practical difficulty related to the site's existing conditions and shape; with the site containing an irregular, angled shape and with significant grade change towards the rear of the site, the ability to provide sufficient landscaping in the front yard is impeded. Further, Staff would note that despite the request for reduced living materials in the front yard, the submitted landscape plan (file-dated 6/4/25) indicates that much of the site will be comprised of living materials and landscaping, and specifically calls for the placement of 31 trees including 4 large trees. Therefore, Staff believes these proposed changes represent a significant improvement to the site, which currently does not contain any finished landscaping.
- Given that Staff finds there to be a degree of practical difficulty exists for front yard living materials, and that the proposal represents a substantial improvement to vacant the site, Staff is unopposed to the request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-8 (RC)	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	8-15 residential units per acre	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	D-8	North: Utilities
South:	D-8	South: Single-family residential
East:	CBD-S	East: White River
West:	D-8	West: Single-family residential
<b>Thoroughfare Plan</b>		
West New York Street	Local Street	40 feet of right-of-way existing and 48 feet proposed
North White River Parkway West Drive	Primary Arterial	98 feet of right-of-way existing and 78 feet proposed
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	5/5/25	

Site Plan (Amended)	6/4/25
Elevations	5/5/25
Elevations (Amended)	9/29/25
Landscape Plan	5/5/25
Findings of Fact	6/4/25
Findings of Fact (Amended)	N/A

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Near West Neighborhood Land Use Plan (2014)
- Infill Housing Guidelines
- Indy Moves

### Pattern Book / Land Use Plan

- Not applicable to the site.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

### Neighborhood / Area Specific Plan

- The Near West Neighborhood Land Use Plan recommends 8-15 residential units per acre for this site.

### Infill Housing Guidelines

- With regards to landscaping, the Infill Housing Guidelines recommends:
  - Thoughtfully design landscaping
  - Maintain landscaping to retain visibility

### Indy Moves

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

- The Central White River Trail is approximately 115 feet from the subject site.



## ZONING HISTORY

### ZONING HISTORY – SITE

N/A

### ZONING HISTORY – VICINITY

**85-Z-48 801; West Washington Street (east of site)**, rezoning of 253 acres to the CBD-S district for the creation of White River Park, **approved**.

EXHIBITS





Updated elevations, file-dated 9/29/25

**Project Status**

CONSTRUCTION  
 NOT FOR CONSTRUCTION

REVISIONS: DATE BY  
 1/1/2025 1/1/2025

DATE: 1/1/2025  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]

**INDIVIDUAL BUILDING ELEVATIONS**

PROJECT: **prince alexander**  
 850 S. Meridian St., Indianapolis, IN 46225, United States  
 Phone: 317-251-0070 www.princealexander.biz

Enter address here

**TH - PAIR**

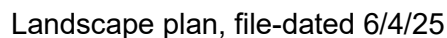
**1 BACK ELEVATION**  
 1/8" = 1'-0"

**2 LEFT ELEVATION**  
 1/8" = 1'-0"

Updated elevations, file-dated 9/29/25









Subject site looking north



Rear alley looking east



Looking south



Looking southeast



Looking southwest



Looking north



Looking northwest at topographic change along alley



Looking west down the alley



Looking south past the alley



Looking east towards the White River



Looking west down New York Street at adjacent properties