

**BOARD OF ZONING APPEALS DIVISION I**

**May 12, 2026**

**Case Number:** 2026-DV1-017  
**Address:** 7320 East Hanna Avenue (approximate address)  
**Location:** Franklin Township, Council District #20  
**Zoning:** D-3  
**Petitioner:** MI Homes of Indiana LP, by Joseph Calderon  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of homes on certain lots within the Grayson Subdivision, with an open space of 65-69% (70% open space required).

**Current Land Use:** Under development.

**Staff Recommendation:** Staff recommends approval of this petition.

**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

This is the first hearing of this petition.

**STAFF RECOMMENDATION**

Staff recommends **approval** of this petition.

**PETITION OVERVIEW**

- ◇ Development Standards of the Consolidated Zoning and Subdivision Ordinance states that a D-3 zoned parcel with a single-family dwelling is required to have a minimum 70% of open space on the parcel. This is intended to ensure orderly development and protect surrounding property values by providing for open buffer areas along lot lines, to provide adequate light and air around buildings, and public safety response access.
- ◇ The requested open space reduction is also largely a result of the deficient lot size, previously permitted by 2022-CVR-830, with an average lot size of 7,200 square feet, which is a D-4 sized lot that allows for 65% open space. However, this site is within the D-3 district, which requires a 70% open space for a typical 10,000sf lot, which would be difficult to meet, particularly when proposing development consistent with the neighborhood. Therefore, there is a practical difficulty in complying with development standards for the open space requirement.
- ◇ Generally, staff supports legally establishing property improvements if their location and characteristics do not negatively impact adjoining residential areas by causing a nuisance to the surrounding neighborhood. Staff believes that this would be true for this particular variance request; additionally, no public safety or health risks would come from the grant of this variance.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-3	
<b>Existing Land Use</b>	Under development	
<b>Comprehensive Plan</b>	Suburban Neighborhood Uses	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
	North: D-2	Single-Family Dwellings
	South: D-3	Single-Family Dwellings
	East: D-A / SU-43	Single-Family Dwellings / Utility structures
	West: D-A / SU-43	Single-Family Dwellings / Utility structures
<b>Thoroughfare Plan</b>		
East Hanna Avenue	Primary Collector	60-foot existing right-of-way, and 80-foot proposed right-of-way.
Fisher Road	Primary Collector	40-foot existing right-of-way, and 80-foot proposed right-of-way.
<b>Context Area</b>	Metro area	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	N/A	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	March 12, 2026	
<b>Elevations</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	March 12, 2026	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends the Suburban Neighborhood typology which is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by 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)

- Not Applicable to the Site.

**ZONING HISTORY**

**2022-CZN-830/2022-CVR-830/2022-CAP-830; 7320 East Hanna Avenue (subject site)**, requested the Rezoning of five acres from the D-A district to the D-3 district, **approved**; a Variance of Development Standards to provide single-family dwelling lots with a minimum lot size of 7,200 square feet and a minimum lot width of 60 feet, **granted**; Modification of Commitments related to 2021-ZON-075 to have the five acres of the subject rezoning petition incorporated into the approved commitments of the adjacent 73.85 acres, **approved**.

**2021-ZON-075 / 2021-VAR-012; 7320 East Hanna Avenue (subject site)**, requested the Rezoning of 73.85 acres from the D-A and SU-43 districts to the D-3 district, **approved**. A Variance of Development Standards to provide single-family dwelling lots with a minimum lot size of 7,200 square feet; a minimum lot width of 60 feet; and a minimum side setback of five feet / 13-foot aggregate, **granted**.

**2019-ZON-108; 7320 East Hanna Avenue**, requested rezoning of 73.85 acres from the SU-43 and D-A districts to the D-4 district, **withdrawn**.

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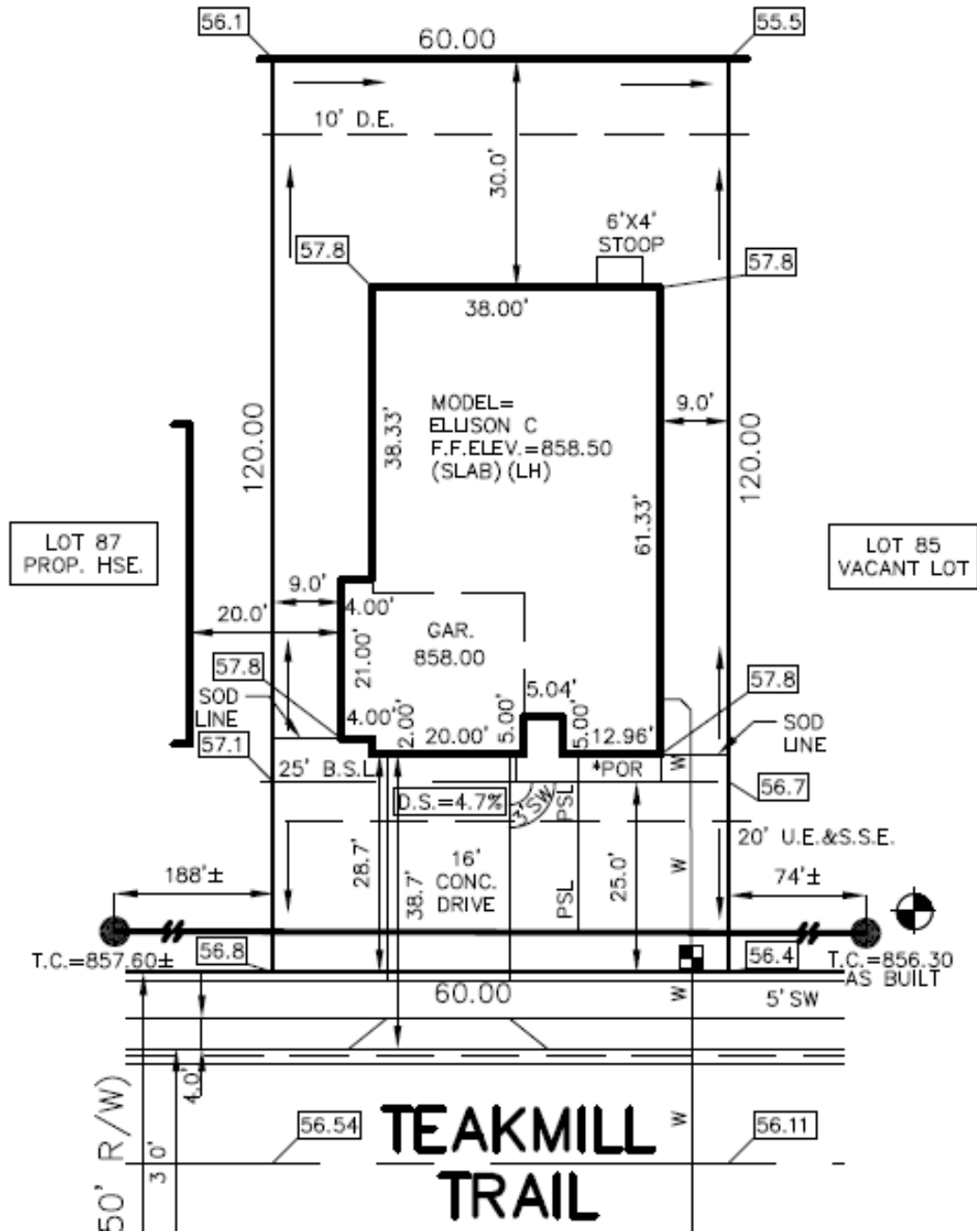
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**EXHIBITS**

**Location Map**



**Site Plan - Typical**





**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 variance will not result in increased density or traffic.

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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 variances are for lots internal to the subdivision, and there will be no decreases in setback lines or minimum distances between homes.

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

the open space requirement only serves to decrease house sizes on lots that can support additional square footages without reducing setbacks, and does not take into account subdivision amenities/open space.

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**Photographs**



Subject site, looking north from Highcrest Road.



Subject site, looking west from Asher Way.



Adjacent developed lots on Highcrest Road, looking south.