

Board of Zoning Appeals Division I

May 12, 2026

Case Number: 2026-DV2-009
Property Address: 5360 Central Avenue (*approximate address*)
Location: Washington Township, Council District #7
Petitioner: Andrea Jain and Vincent Manganello by David Smith
Current Zoning: D-4
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a 14-foot rear setback (minimum of 20 feet required).
Current Land Use: Single-family home with attached garage
Staff Recommendations: Staff recommends **approval** of this petition.
Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

This petition was continued at the April 14th, 2026, BZA II hearing due to issues with addressing on the legal notice. This petition was then subsequently transferred to BZA Division I to be heard on May 12, 2026.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 5360 Central Avenue is developed parcel on the corner of Central Avenue and 54th Street. The property appears to have been developed sometime between the 1920s and 1930s.
- The parcel is zoned D-4 and is approximately 8,108 square feet with a lot width of roughly 63 feet. With a front setback of 35 feet, the house is set back an additional five (5) feet from the required D-4 setback of 30 feet along a secondary thoroughfare in the Compact context area. This limits the amount of buildable area along the rear of the property. In staff's analysis, this presents a site-specific practical difficulty.
- The petitioner's request is to allow for a 14-foot setback in lieu of the required 20 feet. This 6-foot difference is only one (1) foot greater than difference between the existing (35 feet) and the required (30 feet) front setbacks. In staff's analysis, this presents minimal relief to the site-specific practical difficulty.

GENERAL INFORMATION

Existing Zoning	D-4	
Existing Land Use	Developed; Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-4	North: Residential
South:	D-4	South: Residential
East:	D-4	East: Residential
West:	D-4	West: Residential
Thoroughfare Plan		
Central Avenue	Secondary Arterial	60-foot existing right-of-way and 78-foot proposed right-of-way
54 th Street	Local Street	48-foot existing right-of-way and 48-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	3/2/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	3/2/2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

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. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 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

- Section 3.1 of the Meridian Kessler Neighborhood Plan (2016) recommends that any new structures “should be consistent with the setbacks, height, style, material, and mass of the surrounding neighborhood.”

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

ZONING HISTORY – SITE

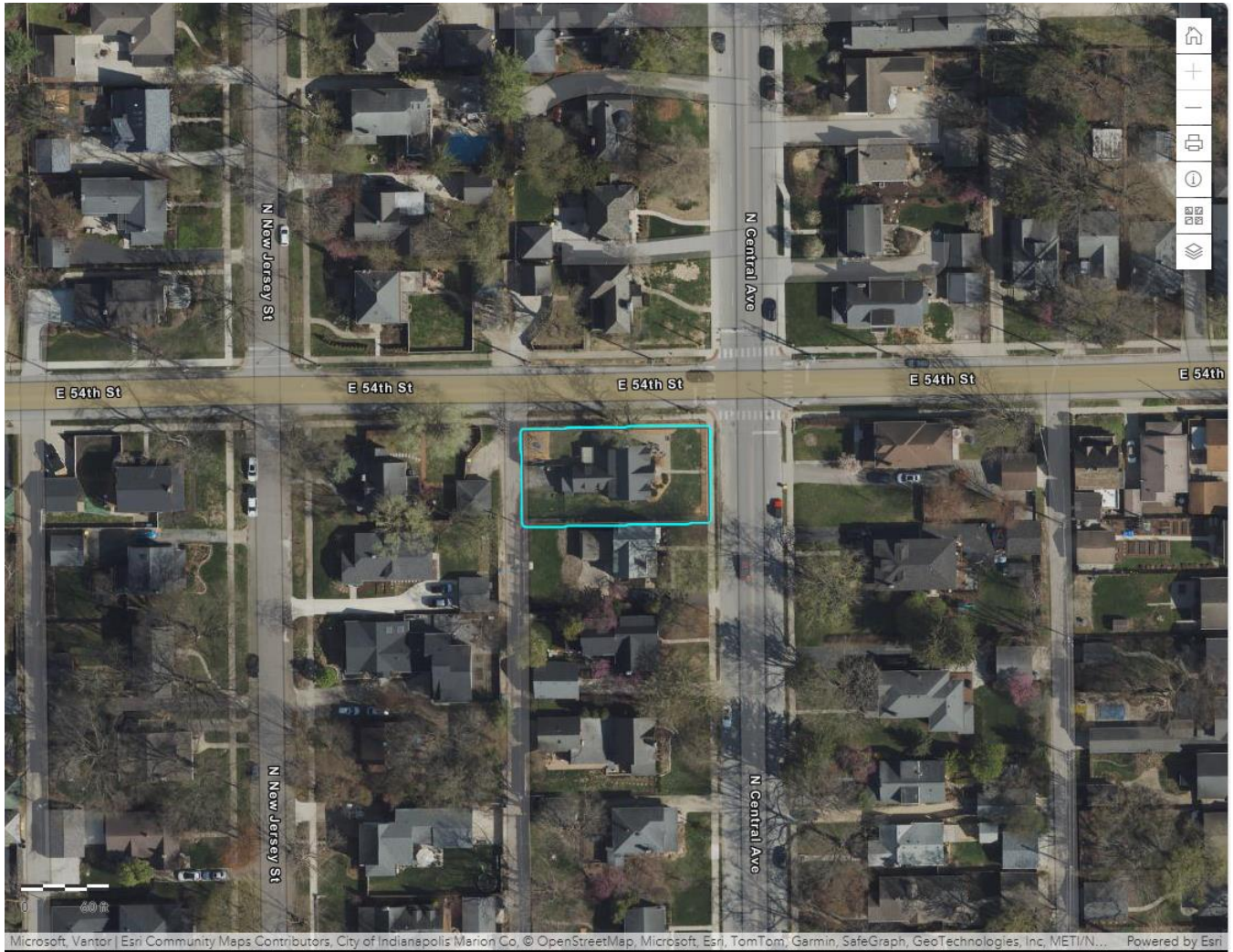
N/A

ZONING HISTORY – VICINITY

N/A

EXHIBITS

2026DV2009; Aerial Map



2026DV2009; Photographs



Photo 1: Google Image of front of house

2026DV2009; Photographs (cont'd)



Photo 2: Subject parcel from rear looking at current attached garage

2026DV2009; Photographs (cont'd)



Photo 3: Showing side setback from rear and neighboring house with attached garage

2026DV2009; Photographs (cont'd)



Photo 4: Detached garage of house directly across alley from subject property

2026DV2009; Photographs (cont'd)



Photo 5: Detached garages of properties across 54th Street