

**BOARD OF ZONING APPEALS DIVISION I**

**April 11, 2023**

**Case Number:** 2023-DV2-003

**Property Address:** 231 Wellington Road (approximate address)  
Town of Meridian Hill

**Location:** Washington Township, Council District #2

**Petitioner:** John & Erin Young, by Brian J. Tuohy

**Current Zoning:** D-2

**Request:** Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage with an eight-foot east side yard setback and a 25.08-foot rear yard setback (12-foot side yard and 28.5-foot rear yard setbacks required).

**Current Land Use:** Residential (Single-family dwelling)

**Staff Recommendations:** Approval

**Staff Reviewer:** Marleny Iraheta, Senior Planner

**PETITION HISTORY**

This petition was scheduled to be heard March 14, 2023, by the Board of Zoning Appeals Division II.

The petition was automatically continued from the March 14, 2023 hearing to the April 11, 2023 hearing at the request of the petitioner.

**STAFF RECOMMENDATION**

Staff is recommending approval of the request.

**PETITION OVERVIEW**

The 0.40-acre subject site is located within the Town of Meridian Hills and is developed with a single-family dwelling and detached garage. The site is surrounded by similarly developed single-family residential dwellings with associated accessory structures.

The grant of the request would permit deficient side and rear yard setbacks for a new detached garage.

Properties within the Town of Meridian Hills are subject to Table 744-203-1 for setback standards. The site specially falls within the Class R-2 district, which requires a minimum side yard width of 12 feet and a minimum rear yard width that measures 15% of the depth of the lot, but no more than 30 feet.

As proposed, the east side setback would measure eight feet wide, and the rear yard setback would measure 25.08 feet.

The petitioner should provide a decision letter from the Town Council of the Town of Meridian Hills to determine their position on this request, but staff is recommending approval of the request since the proposed setbacks would have otherwise met the D-2 standards of the Ordinance if the standards of the Town of Meridian Hills did not apply.

Additionally, it is staff's understanding that the property owner wishes to preserve the root system of the existing trees on site so allowing for the eight-foot east side yard setback would allow for the location of the garage to be furthest away from the root system while still providing sufficient room to allow property maintenance.

In staff's opinion, the proposed setbacks would be minor deviations from the requirements of the Town of Meridian Hills and would not affect the use or value of the area adjacent to the property because the side setback would remain the same as the existing garage and would still provide a generous rear yard setback considering the typical rear yard setback for accessory structures is five feet throughout the remainder of the City.

## GENERAL INFORMATION

|                                   |                                      |                               |
|-----------------------------------|--------------------------------------|-------------------------------|
| <b>Existing Zoning</b>            | D-2                                  |                               |
| <b>Existing Land Use</b>          | Residential (Single-family dwelling) |                               |
| <b>Comprehensive Plan</b>         | Suburban Neighborhood                |                               |
| <b>Surrounding Context</b>        | <b>Zoning</b>                        | <b>Surrounding Context</b>    |
| North:                            | D-2                                  | North: Single-family dwelling |
| South:                            | D-2                                  | South: Single-family dwelling |
| East:                             | D-2                                  | East: Single-family dwelling  |
| West:                             | D-2                                  | West: Single-family dwelling  |
| <b>Thoroughfare Plan</b>          |                                      |                               |
| Enter Street(s)                   | Wellington Road                      | Local Street                  |
| <b>Context Area</b>               | Metro                                |                               |
| <b>Floodway / Floodway Fringe</b> | No                                   |                               |
| <b>Overlay</b>                    | No                                   |                               |
| <b>Wellfield Protection Area</b>  | No                                   |                               |
| <b>Site Plan</b>                  | February 2, 2023                     |                               |
| <b>Site Plan (Amended)</b>        | N/A                                  |                               |
| <b>Elevations</b>                 | N/A                                  |                               |
| <b>Elevations (Amended)</b>       | N/A                                  |                               |
| <b>Landscape Plan</b>             | N/A                                  |                               |
| <b>Findings of Fact</b>           | February 2, 2023                     |                               |
| <b>Findings of Fact (Amended)</b> | N/A                                  |                               |

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)

### Pattern Book / Land Use Plan

- The Pattern Book recommends suburban neighborhood development.
- 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 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

- Accessory buildings should be located behind the existing building unless there is a precedent otherwise.

### Indy Moves

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

- Not Applicable to the Site.

## ZONING HISTORY

### ZONING HISTORY – SITE

#### EXISTING VIOLATIONS

None.

#### PREVIOUS CASES

None.

### ZONING HISTORY – VICINITY

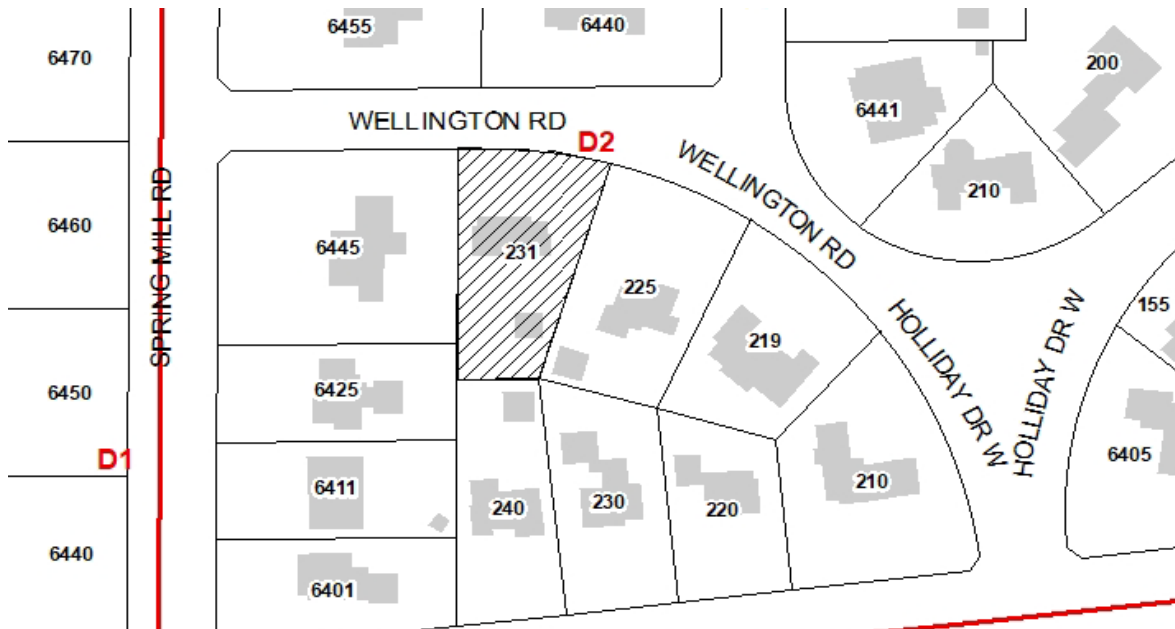
**2010-HOV-001; 100 West 64<sup>th</sup> Street** (east of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 10.917-foot side setback (12-foot side setback required), **granted.**

**2006-DV3-009; 6470 North Illinois Street** (northeast of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a single-family dwelling with a 89.7-foot front setback from the center line (minimum 105.5-foot front setback from the center line required based on established front setback average for that side of the block), **granted.**

**2012-HOV-044; 95 Wellington Road** (east of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a rear yard setback of 17.45 feet (21-foot rear setback required in the R-1 district), **granted.**

**EXHIBITS**

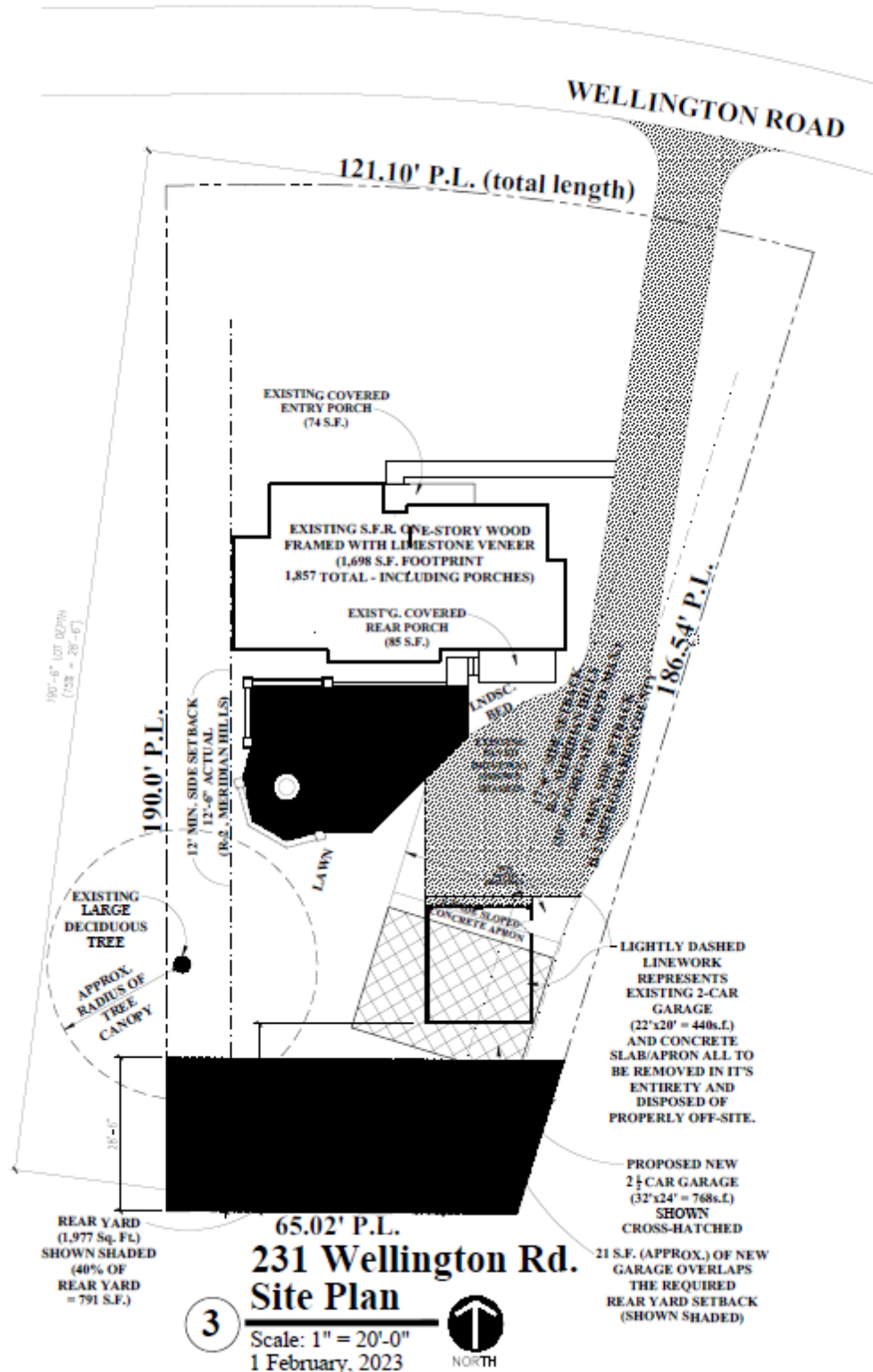
**2023-DV2-003; Location Map**



**2023-DV2-003; Aerial Map**

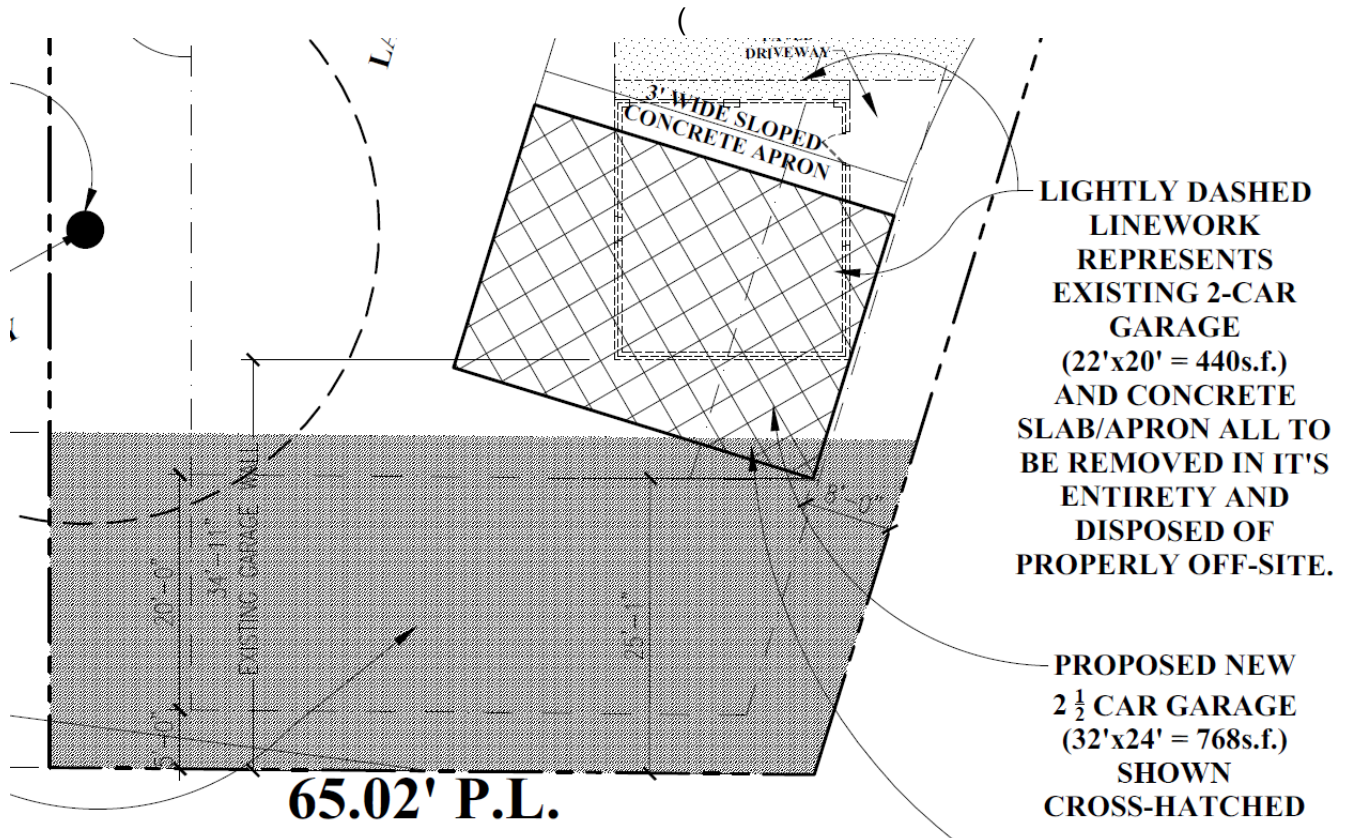


**2023-DV2-003: Site Plan**

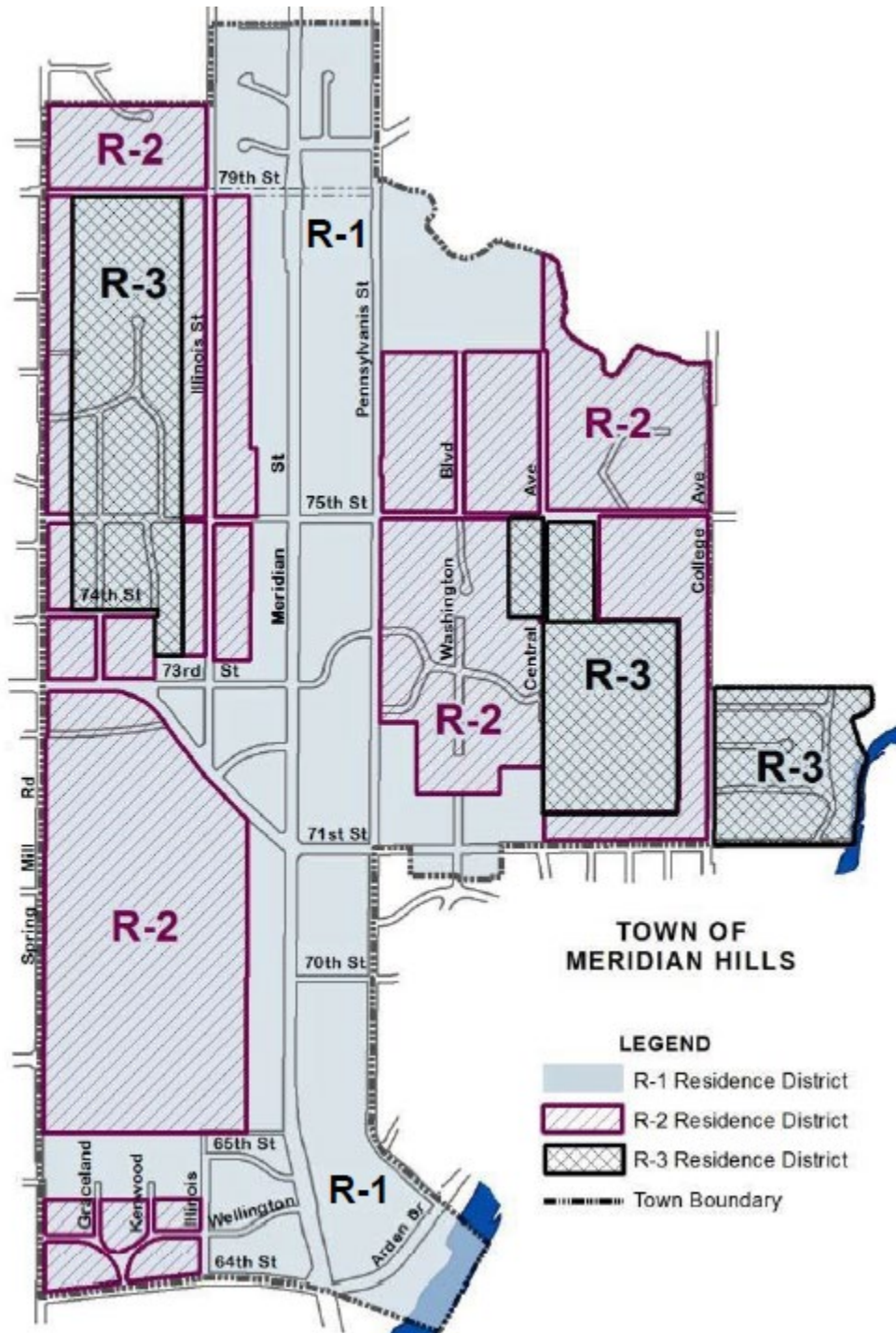




**2023-DV2-003: Site Plan - Close Up**



**2023-DV2-003: Meridian Hills Zoning Map**





**2023-DV2-003; Photographs**



Photo of the Subject Property: 231 Wellington Road



Photo of the existing two-car garage to be demolished.





Photo of the existing tree with underground root system to be protected west of the garage.



Photo of the rear yard.





Photo of the existing eight-foot east side setback and neighboring detached garage to the east.



Photo of the detached garage at the southern property with a significantly reduced rear yard.