

**BOARD OF ZONING APPEALS DIVISION II**

**April 9, 2024**

**Case Number:** 2024-UV2-006

**Property Address:** 4111 & 4117 East Washington Street (approximate address)

**Location:** Center Township, Council District #13

**Petitioner:** Shepherd Community Inc., by Mindy Westrick Brown & Mark Leach

**Current Zoning:** D-8 / SU-7 (TOD)

**Request:** Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex, being the third primary building on a two parcel lot (one primary use per parcel permitted) with an 89-foot front yard setback from Washington Street (maximum 19.9-feet permitted) with the primary entry not on the front façade (required).

**Current Land Use:** Residential

**Staff Recommendations:** Staff **recommends approval** of this petition, subject to commitments No. 1 and 2

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

**PETITION HISTORY**

- This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

- Staff **recommends approval** of this petition, subject to the following commitments
  1. An access easement shall be dedicated along the private drive immediately to the west of the subject site.
  2. The parcels of the subject site shall be platted, filed within one year of approval of the variance, in a manner that results in the proposed dwelling units being located without overlapping any lot lines.

**PETITION OVERVIEW**

- This petition would provide for the construction of a duplex, being the third primary building on a two parcel lot (one primary use per parcel permitted) with an 89-foot front yard setback from Washington Street (maximum 19.9-feet permitted) with the primary entry not on the front façade (required).
- Staff had raised concerns about the as the lack of legal access to the proposed structure, given that it is to be located along a private drive and not public right-of-way, as well as the proposed structure being located atop an existing lot line. The petitioner has addressed these concerns by agreeing to

dedicate an access easement, and acquire a plat approval that plats the lot accordingly, outlined in Commitments 1 and 2. These plans are detailed in the submitted site plan below.

- Staff is in support of the proposed use, as it will serve to increase residential density along the Blue Line TOD corridor of Washington Street. Further, with the same building configuration present immediately to the east of the subject site, being one residential structure located behind two residential lots situated at an intersection, the development is in character with the existing built form of the surrounding context.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8 / SU-7 (TOD)	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
	North: D8	North: Two-family residential
	South: D5	South: Single-family residential
	East: D8	East: Two-family residential
	West: SU-7	West: Charitable organization
<b>Thoroughfare Plan</b>		
East Washington Street	Primary Arterial	78 feet of right-of-way existing and 78 feet proposed
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	3/8/24	
<b>Site Plan (Amended)</b>	4/2/24	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	3/8/24	
<b>Findings of Fact (Amended)</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

- Marion County Land Use Plan Pattern Book
- Blue Line TOD Strategic Plan

#### Pattern Book / Land Use Plan

- The Marion County Land Use Plan pattern Book recommends the Traditional Neighborhood living typology for this site.

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

- The Blue Line Strategic Plan shows the subject site as approximately ¼ mile from two future Blue Line Stations: East Washington Street-Sherman Drive, and East Washington Street-Linwood Avenue.

#### Neighborhood / Area Specific Plan

- Not Applicable to the Site.

#### Infill Housing Guidelines

- The Infill Housing Guidelines document recommends using and considering the surrounding context when placing, designing, and orienting new structures.

#### 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

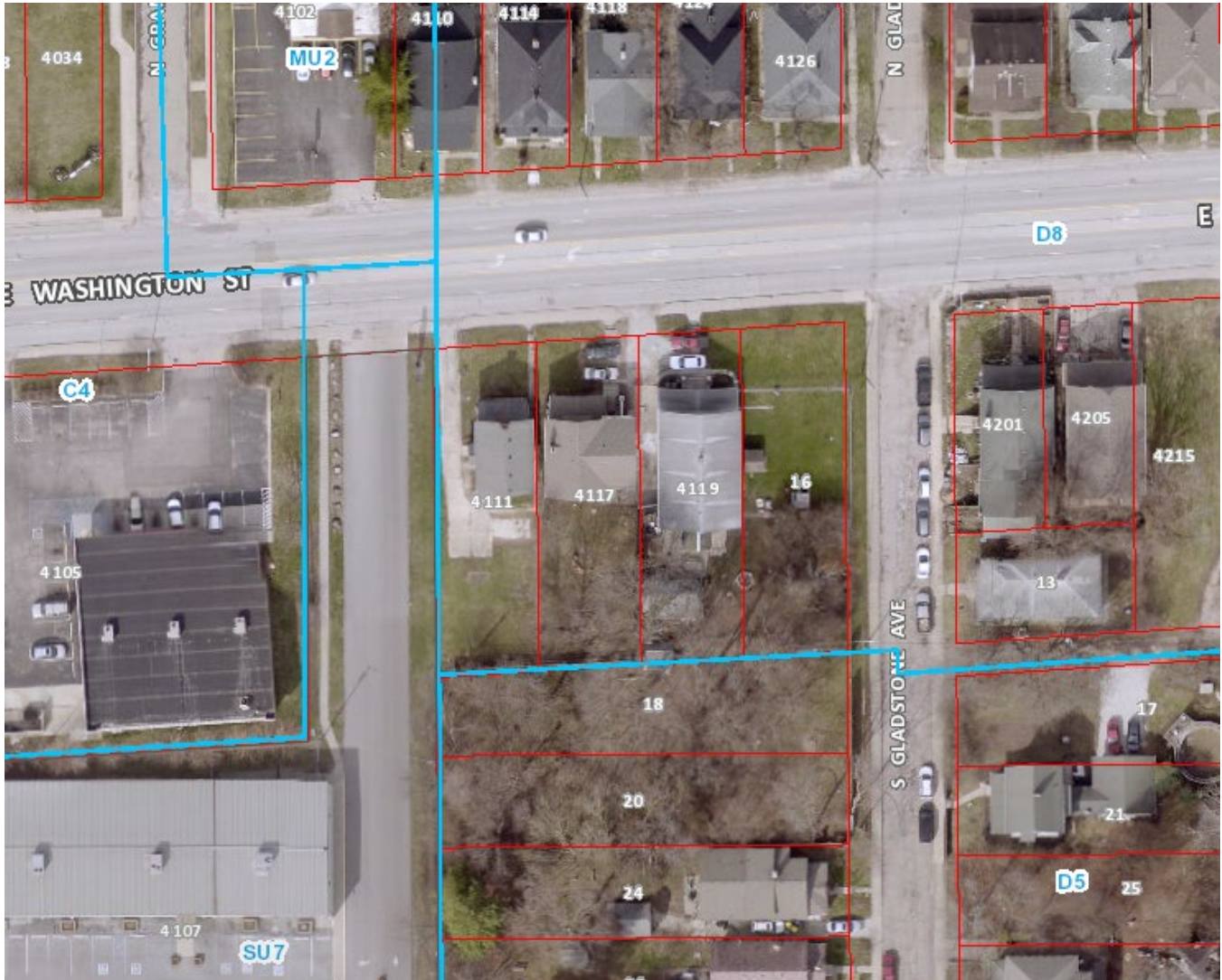
**2012ZON035; 4102 E Washington Street (north of site)**, rezoning of 0.26 acres from the C-1 district to the C-3C classification, **approved**.

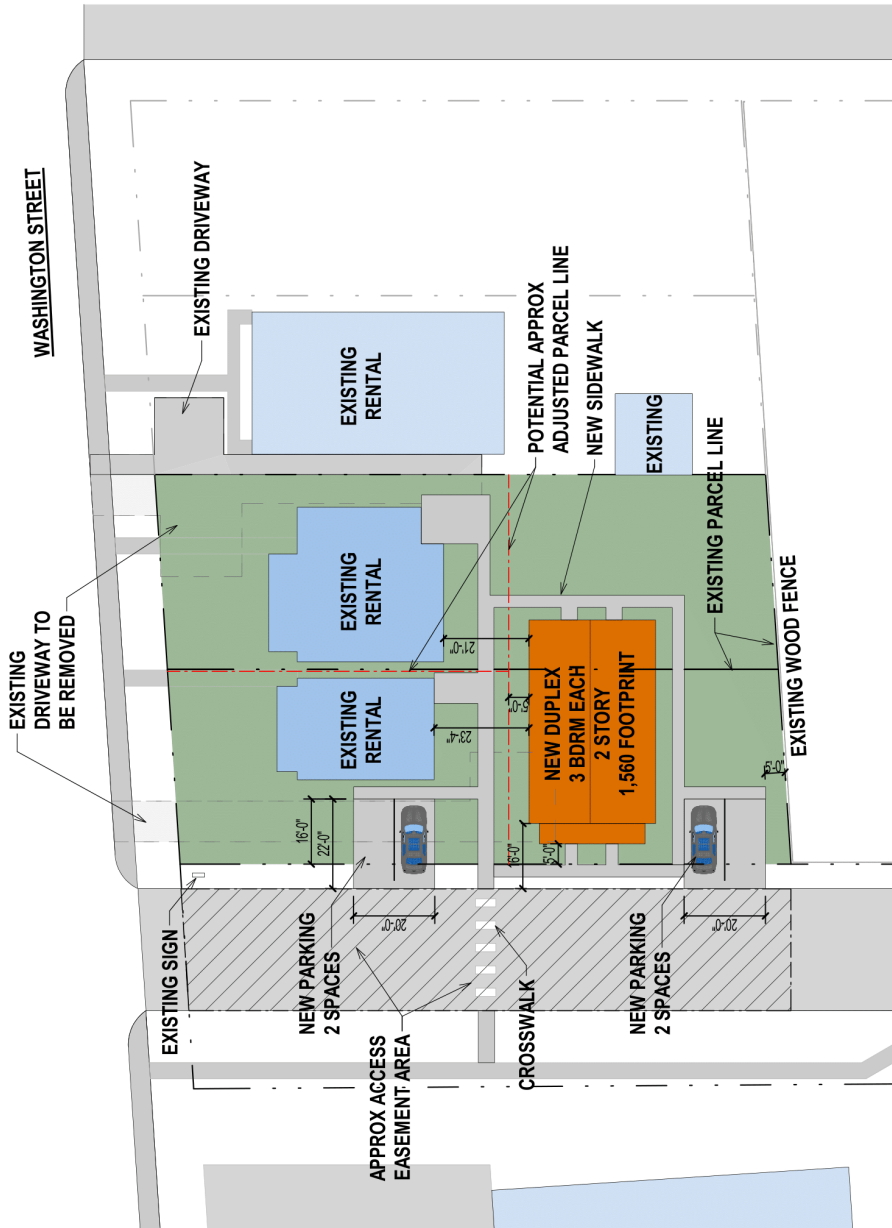
**2005ZON123; 4107 E Washington Street (west of site)**, rezoning of 5.4 acres from the SU-34, D-5 & I-4U Districts to the SU-7 district to provide for a community center and religious uses, **approved**.

**2001DV3039; 4109 E Washington Street (west of site)**, variance of development standards of the Sign Regulations to provide for an additional 32 square feet of sign copy area to an existing legally established pole sign, being 22 feet in height, nine feet from a dwelling district (minimum 600 feet required), 3.5 feet from Washington Street (minimum 15-foot setback required), and 9 feet from the east property line and 49 feet from the west property line (minimum 50 required), **approved**.

**95-V3-117; 4121 E Washington Street (east of site)**, variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a 6 foot tall fence within the front yard along Gladstone Avenue (maximum 42 inches in height in the front yard permitted) and to provide for the future extension of the 6 foot tall fence along Gladstone Avenue, **approved**.

EXHIBITS

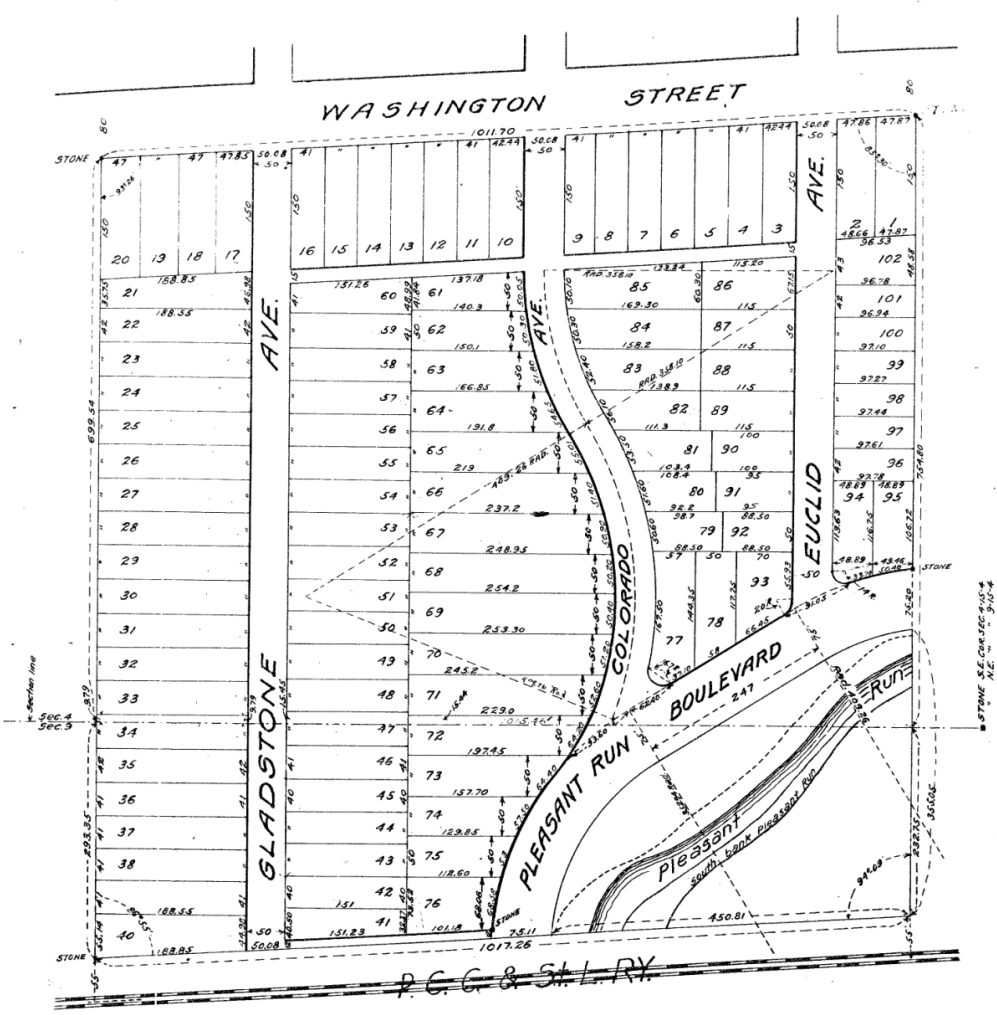




**SHEPHERD COMMUNITY CENTER**

4107 EAST WASHINGTON ST  
 INDIANAPOLIS, IN 46201  
 APRIL 2, 2024 | PROJ #2323

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**MULTIPLE DWELLING PROJECT ANALYSIS  
DEPARTMENT OF METROPOLITAN DEVELOPMENT  
DIVISION OF PLANNING**

Property Address: 4111 and 4117 E. Washington St.      Date: March 5, 2024  
 Project Name: Shepherd Community Center Duplex      Date of Plans: March 5, 2024  
 Zoning Classification: D-8 (TOD)

	Required Ratios by Ordinance	Computed Ratios
Floor Area Ratio	FAR =	0.67
Open Space Ratio	OSR =	0.92
Livability Space Ratio	LSR=	0.83
Major Livability Space Ratio	MLSR=	n/a
Total Car Ratio	TCR=	1
<b>What to Determine</b>	<b>How to determine it</b>	<b>Determination</b>
Floor Area – FA	From Plans	FA
Land Area – LA	From Plans in square feet	LA
Floor Area Ratio – FAR	FA / LA	FAR
Building Area – BA	From Plans	BA
Usable Roof Areas – URA	From Plans	URA
Uncovered Open Space – UOS	LA-BA+URA	UOS
Covered Open Space – COS	From Plans	COS
Open Space – OS	UOS + ½ COS	OS
Open Space Ratio – OSR	OS / FA	OSR
Car Area – CA	From Plans	CA
Livability Space – LS	OS – CA	LS
Livability Space Ratio – LSR	LS / FA	LSR
Major Livability Space – MLS	From Plans	MLS
Major Livability Space Ratio – MLSR	MLS / FA	MLSR
Number of Dwelling Units – DU	From Plans	DU
Number of Parking Spaces – PS	From Plans	PS
Total Car Ratio – TCR	PS / DU	TCR
Gross Density – GD	DU / (LA / 43,560)	GD









