

BOARD OF ZONING APPEALS DIVISION I

September 1, 2026

Case Number: 2026-DV1-033
Address: 8006 Meridian Hills Lane (approximate address)
Location: Washington Township, Council District #2
Zoning: D-S
Petitioner: Christopher and Samantha Julka, by Adam Mears
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an open space of 80 percent (85 percent open space required).

Current Land Use: Single Family Dwelling

Staff Recommendation: Staff recommends approval of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was automatically continued by a registered neighborhood organization from August 4, 2026, to September 1, 2026.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- ◇ Development Standards of the Consolidated Zoning and Subdivision Ordinance, specifically those relating to open space requirements, are intended to maintain a consistent development pattern within residential districts by discouraging the overdevelopment of lots, and the resulting cluttered appearance that would negatively impact adjacent property owners.
- ◇ The development standards for single-family dwellings in the D-S district are based on a minimum lot size of one acre. This site is 31,515 square feet, or around seven-tenths of an acre.
- ◇ Staff feels the reduced lot creates a practical difficulty in meeting the minimum required open space and would have no impact on the character of development within the surrounding area. Therefore, Staff is not opposed to the requested reduced open space.
- ◇ Generally, Staff supports 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 variance request, and additionally that no public safety or health risks would come from the grant of this variance.

GENERAL INFORMATION

Existing Zoning	D-S		
Existing Land Use	Single Family Dwelling		
Comprehensive Plan	Suburban Neighborhood		
Surrounding Context		Zoning	Surrounding Context
	North:	D-S	Single-Family dwelling
	South:	D-S	Single-Family dwelling
	East:	D-S	Single-Family dwelling
	West:	D-S	Single-Family dwelling
Thoroughfare Plan			
	Meridian Hills Lane	Local Street	50-foot existing and proposed right-of-way.
Context Area	Metro area		
Floodway / Floodway Fringe	No		
Overlay	N/A		
Wellfield Protection Area	No		
Site Plan	June 15, 2026		
Elevations	N/A		
Landscape Plan	N/A		
Findings of Fact	June 15, 2026		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Suburban Neighborhood uses for the site.

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book 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

2024-DV1-042; 8002 North Pennsylvania Street (east of site), requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the addition of a covered rear porch resulting in an open space of 83 percent, **granted**.

2020-DV3-019; 7960 North Pennsylvania Street (east of site), requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pergola creating 79.8% open space, **granted**.

2017-DV3-039, 7940 North Pennsylvania Street (east of site), requested a Variance of Development Standards to provide for an accessory pavilion with a 10-foot south side setback, **approved**.

2017-DV2-042, 7900 North Pennsylvania Street (south of site), requested a Variance of Development Standards to provide for a single-family dwelling, with a 37-foot front setback from Williams Creek Boulevard and a 70-foot setback from North Pennsylvania Street, **approved**.

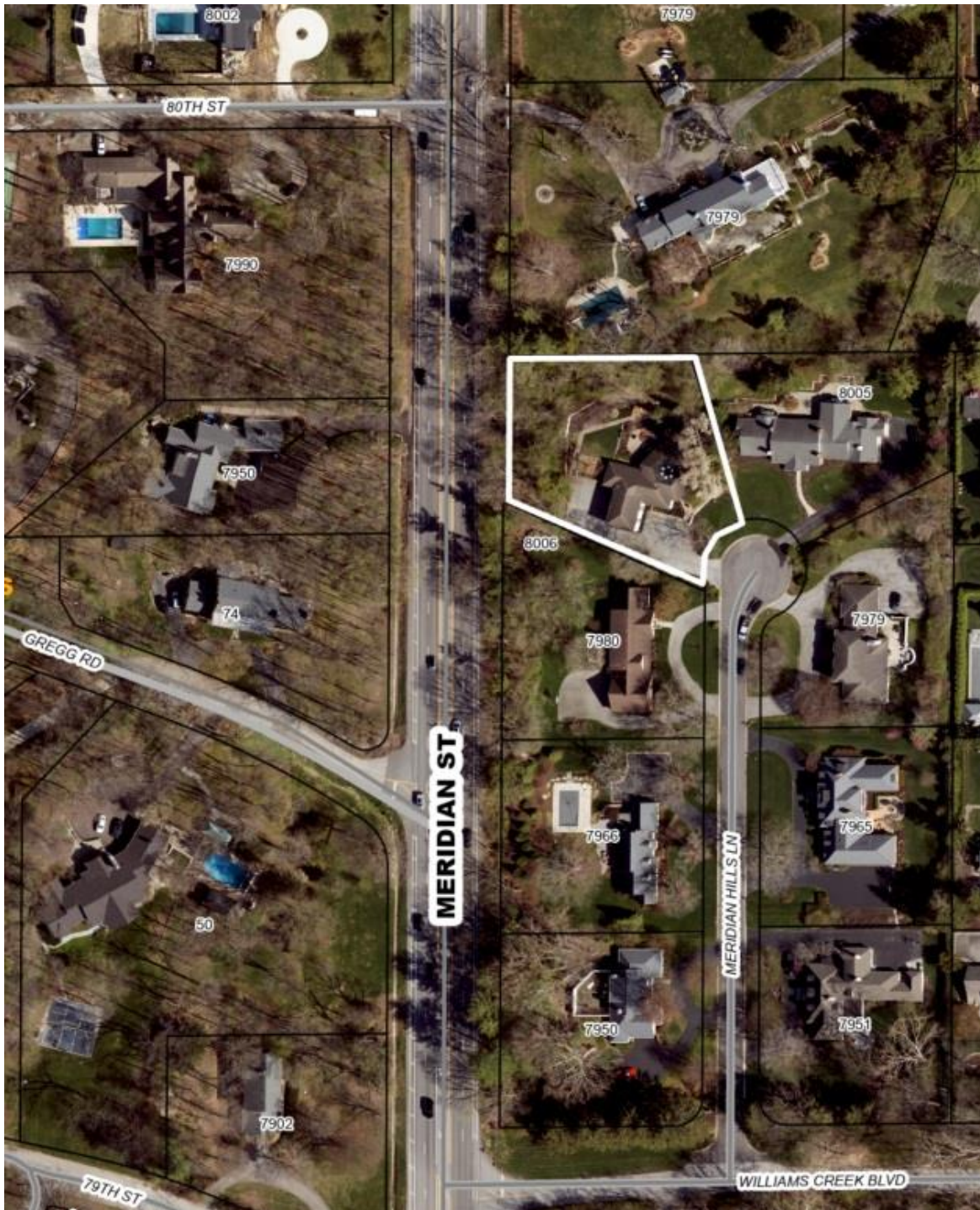
2016-DV1-059, 7801 North Pennsylvania Street (south of site), requested a variance to provide for an addition to an existing detached garage within the established front setback of the primary dwelling, with a 30.5-foot front setback, **approved**.

2012-DV2-040, 8080 North Pennsylvania Street (north of site), requested a variance to provide for an open space of 78.6 percent, **approved**.

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EXHIBITS

Location Map



Site Plan



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 reduces the required open space only marginally, from 85% to 80%, leaving the great majority of the lot undisturbed. The lot is heavily wooded and private, and the proposed improvements add outdoor living area. The minor reduction has no effect on the public health, safety, or general welfare of the community.

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 lot is private and densely wooded, which screens the proposed improvements from surrounding properties. The improvements enhance outdoor living, and with 80% of the lot remaining open, the character and value of the adjacent area are unchanged.

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

Requiring 85% open space prevents Petitioner from making reasonable outdoor living improvements on a lot that is already private and heavily wooded. The additional five percent provides no benefit to the neighborhood given the existing tree cover, while strict application denies Petitioner reasonable use and enjoyment of the property.

Photographs



Photo of subject site, looking northwest.

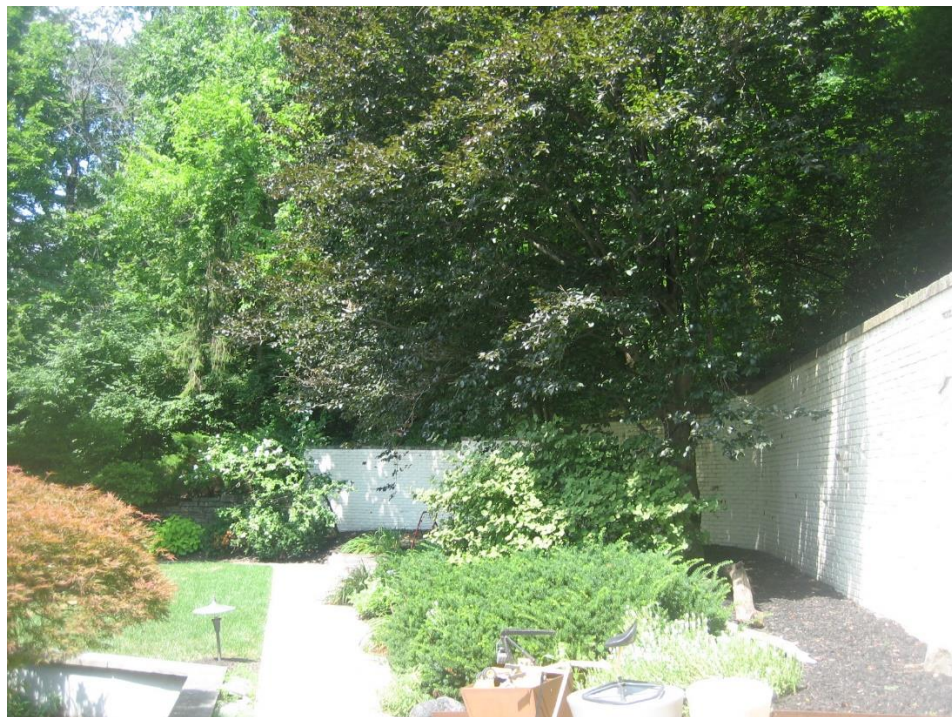


Photo of rear of subject site, proposed outdoor living space area, looking west.



Photo of adjacent dwelling to the east, looking north



Photo of adjacent dwelling to the south, looking west.