

**BOARD OF ZONING APPEALS DIVISION III**

**April 16, 2024**

**Case Number:** 2024-DV3-008  
**Property Address:** 8155 Talliho Drive (approximate address)  
**Location:** Lawrence Township, Council District #4  
**Petitioner:** Kenneth & Mary Farmer  
**Current Zoning:** D-6 (W-1)  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an enclosed addition with a 3.13-foot north side yard setback (15-foot side yard setback required).  
**Current Land Use:** Residential  
**Staff Recommendations:** Staff recommends approval of this petition  
**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.

**PETITION OVERVIEW**

- This petition would provide for the construction of an enclosed addition with a 3.13-foot north side yard setback (15-foot side yard setback required).
- The subject site was a part of a cluster development of single-family attached dwellings in 1980. The residence located on the subject site currently contains approximately a 7-foot north side yard setback. The proposed addition would provide for a 3.13-foot north side yard setback.
- This proposal would match the surrounding context of adjacent single-family attached dwellings. Several of the other dwellings that were a part of the 1980 cluster development contain deficient side setbacks and reduced spacing in between buildings. The proposed 3.13 north side yard setback on the subject site would be a greater setback than several other dwellings in the subdivision. The Infill Housing Guidelines portion of the Comprehensive Plan recommends to reinforce the spacing on the existing block, leave room for maintenance, design strategically to match context, and to consider the size of surrounding houses when adding to an existing house. With Staff finding the proposal to

be in character with the neighborhood, the plan would be in accordance with these recommendations and is, therefore, not opposed to the variance request. |

**GENERAL INFORMATION**

|                                   |                       |   |
|-----------------------------------|-----------------------|---|
| <b>Existing Zoning</b>            | D-6 (W-1)             |   |
| <b>Existing Land Use</b>          | Residential           |   |
| <b>Comprehensive Plan</b>         | Suburban Neighborhood |   |
| <b>Surrounding Context</b>        | <b>Zoning</b>         | <b>Surrounding Context</b>                          |
|                                   | North:                | North: Two-family residential                       |
|                                   | South:                | South: Two-family residential                       |
|                                   | East:                 | East: Wooded  |
|                                   | West:                 | West: Two-family residential                        |
| <b>Thoroughfare Plan</b>          |                       |   |
| Talliho Drive                     | Private Drive         | 0 feet of right-of-way existing and 0 feet proposed |
| <b>Context Area</b>               | Metro                 |   |
| <b>Floodway / Floodway Fringe</b> | No                    |   |
| <b>Overlay</b>                    | No                    |   |
| <b>Wellfield Protection Area</b>  | Yes                   |   |
| <b>Site Plan</b>                  | 2/27/24               |   |
| <b>Site Plan (Amended)</b>        | 3/21/24               |   |
| <b>Elevations</b>                 | N/A                   |   |
| <b>Elevations (Amended)</b>       | N/A                   |   |
| <b>Landscape Plan</b>             | N/A                   |   |
| <b>Findings of Fact</b>           | 2/7/24                |   |
| <b>Findings of Fact (Amended)</b> | N/A                   |   |

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

- Marion County Land Use Plan Pattern Book
- Infill Housing Guidelines |

**Pattern Book / Land Use Plan**

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

**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**

- The Infill Housing Guidelines document recommends:
  - Reinforce spacing on the existing block
  - Leave room for maintenance
  - Consider the size of surrounding houses
  - Design strategically to match context
  - When adding to an existing house, minimize significant increases in height
- The proposal would be in accordance with these recommendations |

**Indy Moves**

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

- Not Applicable to the Site. |

## ZONING HISTORY

### ZONING HISTORY – SITE

**81-Z-148**; rezoning of a 13 acre tract of land being in a D-S district to a D-6 classification to provide for the construction of a single family attached cluster dwelling community surrounding a ten acre lake, **approved**.

**80-Z-180**; rezoning from the D-S and A-2 classifications in order to develop a multi-use complex including an office park, village shops and condominiums, **withdrawn**.

### ZONING HISTORY – VICINITY |

N/A

EXHIBITS











