

BOARD OF ZONING APPEALS DIVISION I

December 2, 2025

Case Number: 2025-UV1-019

Property Address: 3040 South Kercheval Drive (approximate address)

Location: Franklin Township, Council District #20

Petitioner: Harry Hicks Jr.

Current Zoning: D-5

Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a shipping container (prohibited) within the front yard, with a zero-foot north side yard setback (accessory structures not permitted within the front yard, seven-foot side yard setbacks required).

Current Land Use: Residential

Staff Recommendations: N/A

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This petition was continued to the November 4, 2025 Division I hearing date due to insufficient notice.
- The petition was continued to the December 2, 2025 Division I hearing date due to insufficient notice.
- The petition is required to be continued January 6, 2026 Division I hearing due to insufficient notice.
 - Staff would note that this will be the last continuance Staff would be supportive of and would recommend that the case be dismissed at the January 6, 2026 hearing if the required mailed notice, as well as the notarized affidavit confirming as such, have not been completed at that time.
- This petition was continued to the January 6, 2026 Division I hearing due to insufficient notice. The petitioner has since requested that this petition be withdrawn.

STAFF RECOMMENDATION

- N/A

PETITION OVERVIEW

- This petition would ---

GENERAL INFORMATION

Existing Zoning		
Existing Land Use		
Comprehensive Plan		
Surrounding Context	<u>Zoning</u>	<u>Surrounding Context</u>
North:		North:
South:		South:
East:		East:
West:		West:
Thoroughfare Plan		
	___feet of right-of-way existing and _ feet proposed	
Context Area	Compact or Metro	
Floodway / Floodway Fringe	Yes or no	
Overlay	Yes or No	
Wellfield Protection Area	Yes or No	
Site Plan		
Site Plan (Amended)		
Elevations		
Elevations (Amended)		

Landscape Plan

Findings of Fact

Findings of Fact
(Amended)

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 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

- Enter Recommendation by IHG or "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

--

ZONING HISTORY – VICINITY



**Department of Metropolitan Development
Division of Planning
Current Planning**

--

--



Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS

Enter any photographs or site plans