Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION I — November 10, 2026

Case Number:	2026-DV1-049
Property Address:	444 West Hampton Drive
Location:	Washington Township, Council District #7
Petitioner:	Cameron O'Conner
Current Zoning:	D-5
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a detached accessory garage with a 3-foot side setback (7-foot required) and within an easement.
Current Land Use:	Single-Family Residential
Staff Recommendations:	Staff recommends **approval**
Staff Reviewer:	Sam Sparzo, Senior Planner

PETITION HISTORY

First public hearing on this petition

STAFF RECOMMENDATION

Staff recommends **approval** of the request as proposed

PETITION OVERVIEW

- The subject site is zoned D-5 intended for medium and large-lot housing, primarily single-family detached housing. The D-5 district is part of the Walkable Neighborhood District to advance the Livability Principles and to promote walkable and compact neighborhoods and to implement well-connected multi-mode street connectivity. Similarly, the property is recommended for the Traditional Neighborhood typology which includes compact and well-connected parcels and buildings that promote social connectivity of the neighborhood. Lastly, the Infill Housing Guidelines indicate that building spaces should reflect the existing spacing along the block while allowing for the maintenance of buildings.
- The D-5 district follows the form-based development standards listed in Table 742.103.03
    - The petitioner's site lot area is 8,450 square feet (Medium Lot Detached House)
    - The petitioner's site lot fronter is 65-feet (Medium Lot Detached House)
    - The development standards for Medium Lot Detached House, include 7-foot side setback
- The proposed detached garage, a minor residential structure, is proposed to be placed in the northwest corner of the lot, and the garage door will run roughly parallel to the existing driveway

and will not be altered by this project. The proposed structure shall comply with the development standards listed in 742.103.03, with the exception of the 3-foot side yard setback. AES determined that the proposed development would not be within the 2-foot easement.

- The primary house and lot were developed in the early 1900s, according to the property card, far earlier than the current Consolidated Zoning and Subdivision Ordinance and was not built and established with sufficient current setbacks. In addition, the surrounding context area includes homes with similar or smaller setbacks than the proposed 3-foot setback following the development of the detached garage.
- The Finding of Facts indicate that the narrow lot configuration significantly limits buildable space with sufficient side setbacks. Therefore, the new detached garage cannot be built with 7-foot side setbacks while maintaining functional residential addition.
- The proposed development will match the character of the neighborhood and meet rear and front setbacks. Staff deems the requested 3-foot side setback (7-foot required) reasonable. Staff recommends **approval** of this variance.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Single-Family Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	D-5	North: Single-Family Residential
South:	D-5	South: Single-Family Residential
East:	D-5	East: Single-Family Residential
West:	D-5	West: Single-Family Residential
Thoroughfare Plan		
West Hampton	Local	60-foot ROW
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	8/26/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	8/26/2026	
Findings of Fact (Amended)	10/26/2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Pattern Book
- Infill Housing Guidelines

Pattern Book / Land Use Plan

- Marion County Land Use Pattern Book recommends the Traditional Neighborhood.

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 recommend the following when adding onto an existing structure.
    - Consider the context of the block/neighborhoods to help guide the
        - Size,
        - Height,
    - Leave room for maintenance
    - Reinforce the spacing of the existing lots
- The proposal follows the above recommendation and matches the context of the surrounding blocks/neighborhood; therefore, the staff support the variance request.

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

2026DV1022; 510 W Hampton Dr (west of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a three-foot side yard setback (seven feet required) and a three-foot rear yard setback (five feet required) for a detached structure; **approved.**

20242004; 435 W Hampton Drive southeast of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with four-foot east side yard setback (seven-foot side yard setback required), **approved.**

2023DV1054; 530 W 44th Street (southwest of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 754-square foot carriage house (maximum square footage of 720 square feet permitted) with a five-foot corner side yard setback from Sunset Avenue (10-foot required) and a 2.5-foot rear yard setback (five-foot setback required), **approved.**

2011CVR824; 525 Blue Ridge Road (west of site), Variance of use and development standards of the Special Districts Zoning Ordinance to provide for the University President's House (Carter House; 525) and the Efroymson Center for Creative Writing (530), which would have lectures by visiting writers and authors and other university uses, as well as provide for housing for the writers, authors and up to three graduate students, and to provide for an attached garage, with a 0.75-foot front setback from Sunset Avenue (25-foot front setback required), **approved.**

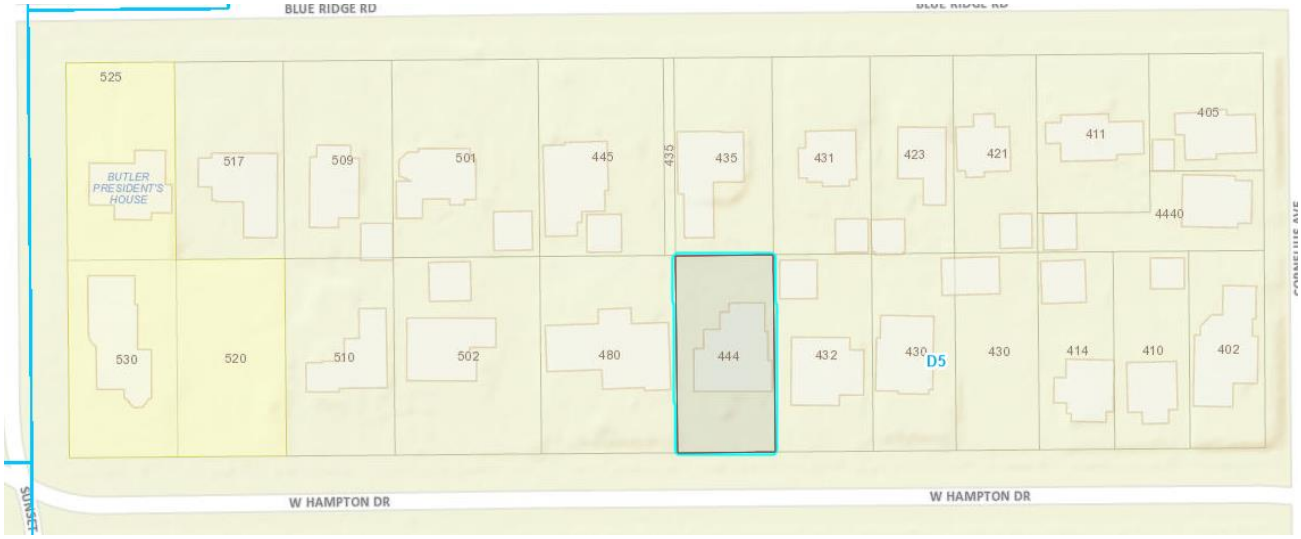
2011CZN824; 5252 Blue Ridge Road (southwest of site), Rezoning of 0.645 acre from the D-5 District to the UQ-1 classification to provide for the University President's House (Carter House; 525) and the Efroymson Center for Creative Writing (530), which would have lectures by visiting writers and authors and other university uses, as well as provide for housing for the writers and authors, **withdrawn.**

2006UV2040; 525 W Hampton Drive (southwest of site), Variance of Use of the Dwelling Districts Zoning Ordinance to provide for the location of the Butler University Police Department within the existing structure on site (not permitted), and to legally establish five parking spaces partially within and with maneuvering area within the right-of-way of Sunset Avenue (parking spaces and maneuvering area in the right-of-way not permitted)**, approved.**

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EXHIBITS

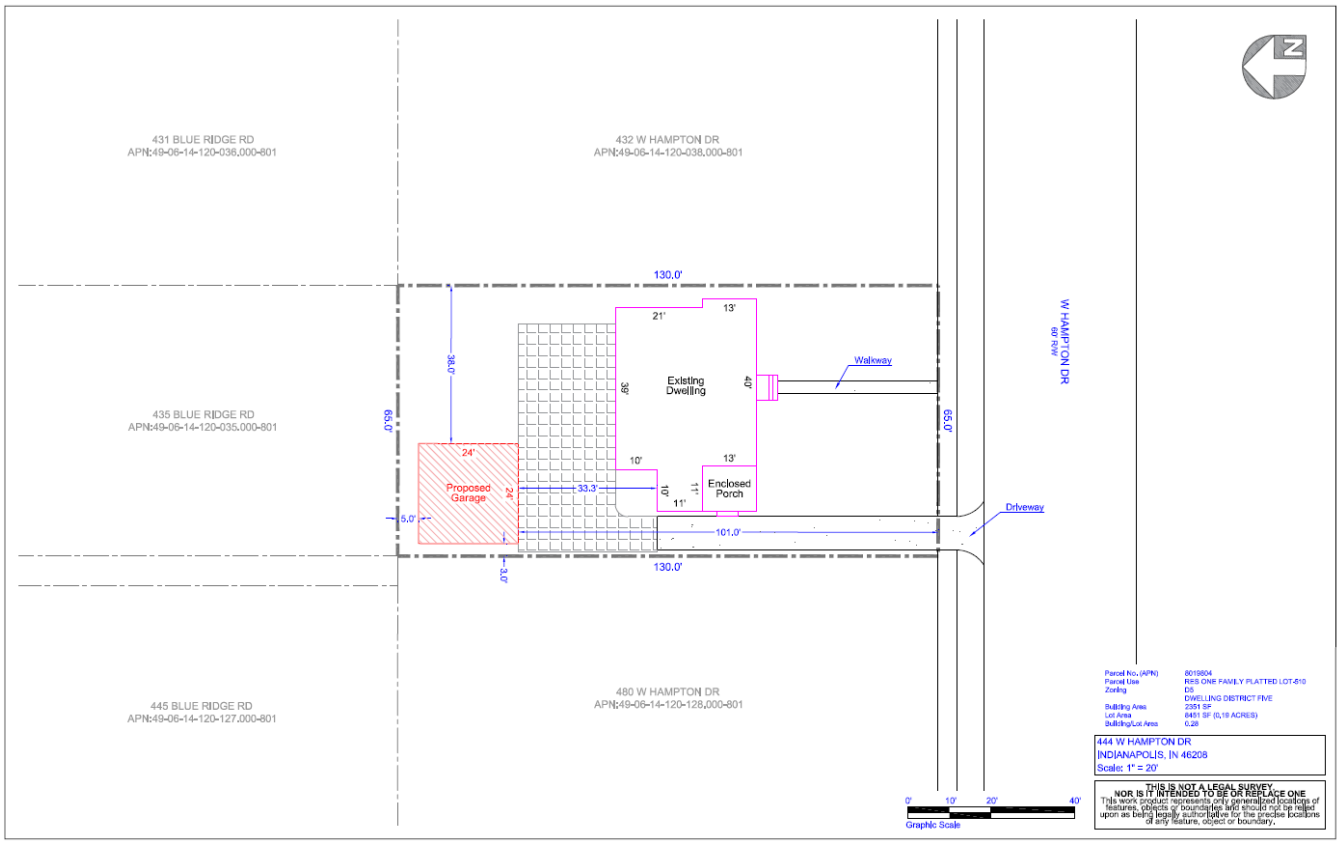
2026DV1049 ; Aerial Map



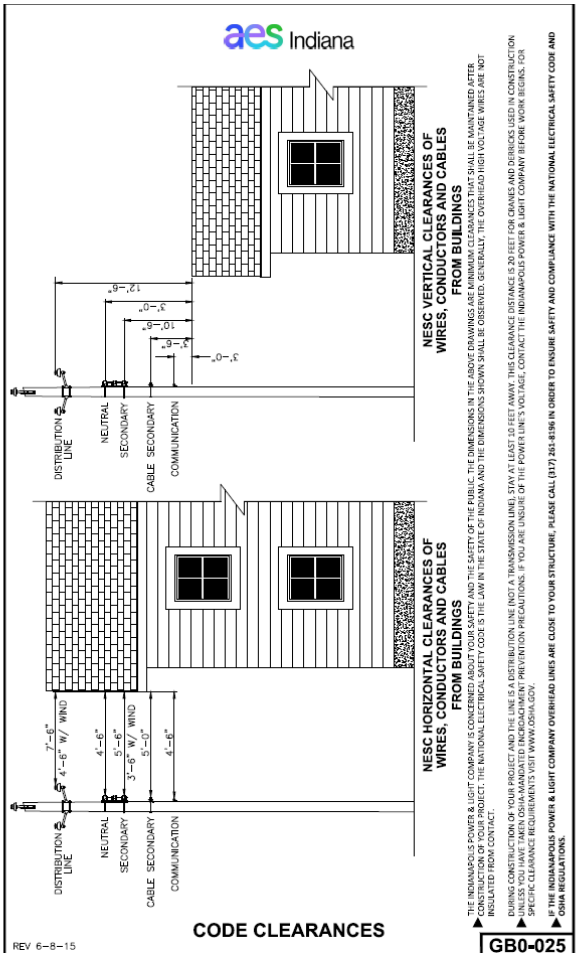


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2026DV1049; Site Plan



2026DV1049; Consent of Encroachment (AES)



Gmail — Cameron O'Connor <croconnor34@gmail.com>

444 W Hampton Dr. - Easement Encroachment and Service Upgrade

Joe Self <joe.self@aes.com> Mon, Oct 26, 2026 at 1:39 PM
To: Cameron O'Connor <croconnor34@gmail.com>, Ryan McCann <ryan.mccann@aes.com>

Cameron,

Based on our review, it has been determined that the conditions at 444 W. Hampton Dr., Indianapolis, do not constitute an encroachment upon our 2' easement. Please refer to the attached Code Clearance document for applicable guidance and requirements.

Thank you.

[Quoted text hidden]

Code Clearances.pdf
533K

2026DV1049; Site Photos



Subject Site; From West Hampton; Facing north



Subject Site; From West Hampton; Facing north; Proposed development at end of driveway/in front of car



Subject Site; From West Hampton; Facing north; Proposed development at end of driveway/in front of car



Subject Site; From West Hampton; Facing north; Proposed development at end of driveway/in front of car



Subject Site; Facing west on West Hampton Drive



Subject Site; Facing east on West Hampton Drive