BOARD OF ZONING APPEALS DIVISION I — November 10th, 2026

Case Number:	2026-DV1-053
Property Address:	4812 Ladywood Bluff Road (approximate address)
Location:	Washington Township, Council District #8
Petitioner:	Joseph Dilling and Melissa Dilling, by Indy's Best Exteriors
Current Zoning:	D-P
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a deck with a 16-foot rear-yard setback (20-feet required).
Current Land Use:	Single-family home
Staff Recommendations:	Staff is recommending **approval** of this petition
Staff Reviewer:	Adam Skrzeszewski, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition

STAFF RECOMMENDATION

Staff recommends **approval** of this petition

PETITION OVERVIEW

- The petitioner is requesting to construct a wooden deck, 26-feet in width and 40-feet in length. The deck will replace the current wooden deck and stairs on-site per the site visit images in the exhibits section of this staff report. The required setback for this zoning district of D-P is 20-feet. The proposed deck in the rear yard will encroach approximately 4-feet into this setback; therefore, the petitioner is requesting to permit a 4-foot encroachment for the proposed deck into the required 20-foot setback for this D-P zoning district.

- There is practical difficulty created by the subject site to meet the required 20-foot rear-yard. The currently existing deck on-site, per the site visit photos in the exhibits section of this staff report, is connected to an existing entrance to the home on the second floor. For practical use of a potential new deck in the rear-yard of the home, a new deck would need to be connected to that existing entrance to provide for use of the deck from the primary dwelling structure. There is no other location for the deck to be placed in the rear-yard that would also connect to the existing entrance of the home where the existing deck is located. The proposed deck is the minimum size necessary for practical use as well. The shape of the lot narrows at the rear, and is situated with

nearby homes to the north that causes a practical and minimally sized deck to have difficulty meeting the 20-foot rear-yard setback of this D-P zoning district.

- If the location for the proposed deck were moved to not encroach within the required 20-foot rear-yard setback by not connecting the existing rear entrance of the home, the deck could only be accessed from the rear-yard stairs to the proposed deck, removing practical use of the deck. Additionally, if the deck were shortened in width to be 22-feet wide instead of 26-feet in width per the petitioner's land survey/site plan, the deck would lose practical function and be too short to be a deck usable for all applicable uses of a deck.

- The deck is not out of context for the surrounding neighborhood, both neighbors to the north of the subject site have decks attached to the rear face of the home. The homes to the north are able to have decks level with the first story of the homes, unlike the subject site, and therefore have less barrier to have practical use of a deck and not encroach into the rear setback. The homes to the north did not require any variances for the construction of their rear-yard decks due to this lower difficulty to have practical use of the deck.

- The new proposed deck will not encroach into any easements, and will not interfere with potential emergency response situations per the adequate space shown through the survey/site plan within the exhibits section of this staff report.

- There is practical difficulty created on-site for the addition of a new deck to replace the current deck due to the shape and sloping of the site and the location of existing entrance of the home for the existing deck. There is no alternate location for the proposed deck to be placed in the rear-yard without the deck losing its practical function or access. Therefore, staff recommends **approval** of 2026-DV1-053.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Single-family home	
Comprehensive Plan	1.75-3.5 residential units per acre	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	D-P	North: Single-family home
South:	D-P	South: Single-family home
East:	D-P	East: Single-family home
West:	D-P	West: Single-family home
Thoroughfare Plan		
Ladywood Bluff Drive	Local street	50-foot minimum and proposed ROW
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 31st	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	August 31st	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends 1.75-3.5 residential units per acre. The addition of the deck within the minimum rear-yard setback has no effect and matches the Comprehensive Plan recommendation.

Pattern Book / Land Use Plan

- Not Applicable to the 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 proposed deck matches the IHG to have accessory residential structures within the rear-yard of the primary dwelling.

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

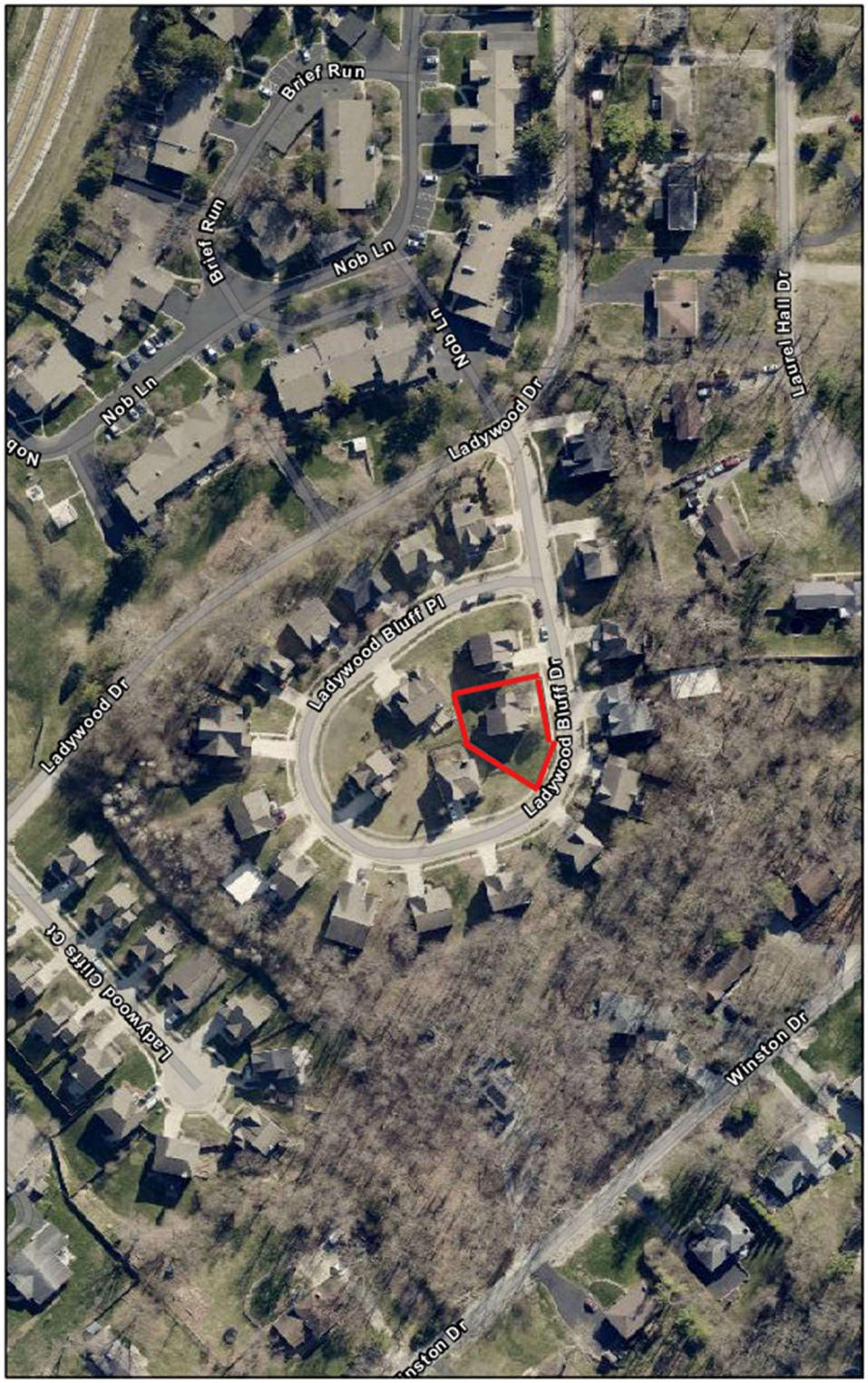
N/A

ZONING HISTORY – VICINITY

86-UV3-112 ; 5234 Whisperwood Lane (east of subject site), Windridge Co-Owners Association requests a Variance of use of the Dwelling Districts Zoning Ordinance to provide for the use of an existing townhouse as a residents' association office. The details of this petition are on file. **Denied**

EXHIBITS

4812 ladywood bluff rd current aerial



1:2,257
0 0.01 0.02 0.03 0.04 0.05 mi
0 0.02 0.04 0.09 km

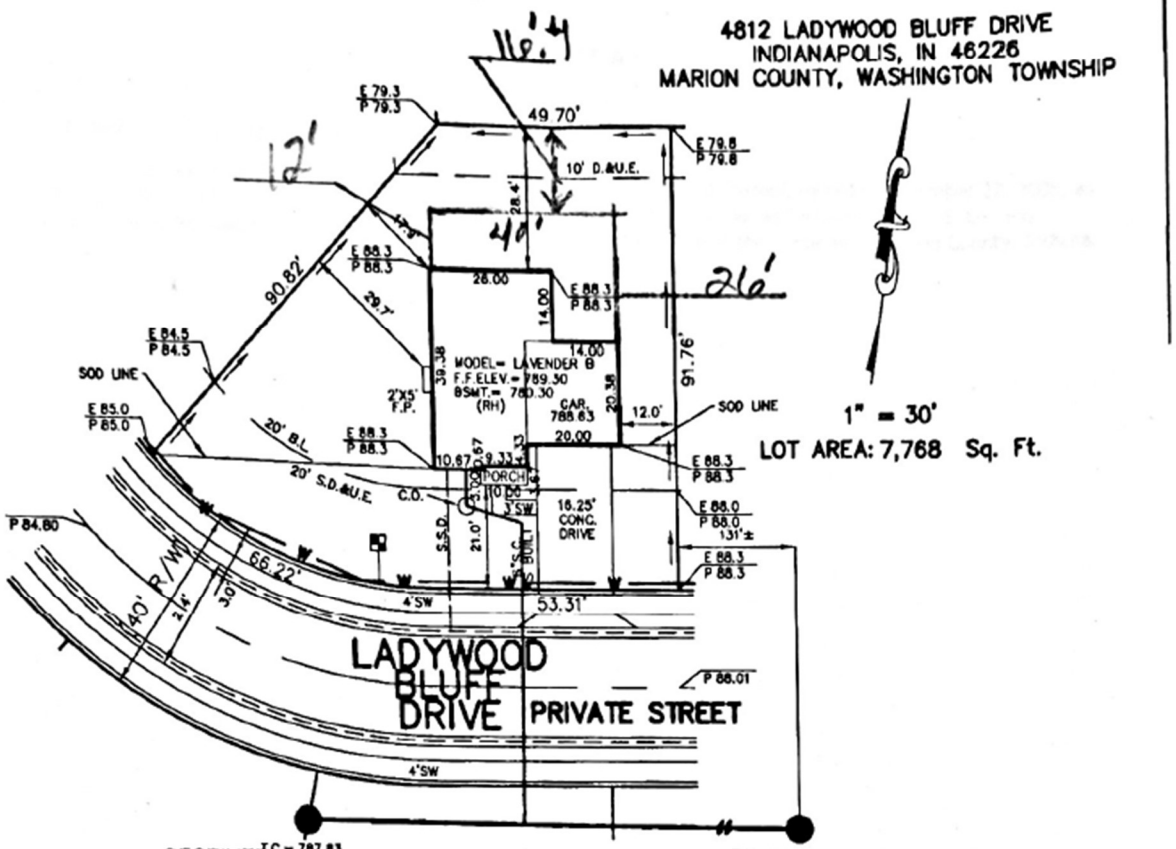
IGIO, Microsoft, Vantor, City of Indianapolis & Marion County, IN, Esri Community Maps Contributors, City of Indianapolis Marion Co, ©

10/22/2026

STOEPPELWERTH
CONSULTING ENGINEERS
LAND SURVEYORS
7965 East 106th Street - Fishers, IN 46038-2505
(317) 849-5935 • 1-800-728-6917 • FAX: (317) 849-5942

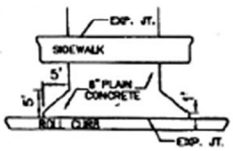
JOB ID LBLUFF.19
CONTROL # 60970 MI

4812 LADYWOOD BLUFF DRIVE
INDIANAPOLIS, IN 46226
MARION COUNTY, WASHINGTON TOWNSHIP



LOT AREA: 7,768 Sq. Ft.

RECEIVED
Subject to all Federal and State
Building Codes and Ordinances
FEB 05 2010
ILP10-00105



DRIVEWAY APPROACH DETAIL
DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LAWRENCE STANDARD PLAN 16-01, 16-02.

LOT 19

Department of Metropolitan Development
Division of Planning
Current Planning

Site Visit October 16th, 2026





