Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION I — November 10, 2026

Case Number:	2026-DV1-050 (amended)
Property Address:	4110 Fir Ct (approximate address)
Location:	Washington Township, Council District #3
Petitioner:	Guy Maiorano, by Hannah Mairano
Current Zoning:	D2
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a driveway width of 112 feet (maximum 30 feet permitted) for the construction of a half-circle driveway within a front yard.
Current Land Use:	Residential
Staff Recommendations:	Staff recommends **approval subject to commitment**
Staff Reviewer:	David Arrom Garza AICP, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval subject to commitment.**

Commitment: The existing drive entrance on Ponderosa Boulevard must be closed and filled with a mix of trees, shrubs, and grasses spread equally across the frontage as selected from the Approved Plantings List (*Indianapolis Selected Plant List*). A Landscape Plan shall be provided to the Department of Metropolitan Development for admin approval prior to issuance of the Driveway permit. The required landscaping noted in commitment one shall be installed no later than June 1, 2027, and verification of installation must be provided to the Department of Metropolitan Development. The landscaping shall One be maintained and plantings replaced if any die.

PETITION OVERVIEW

The petition would allow for a driveway width of 112 feet (maximum 30 feet permitted) for the construction of a half-circle driveway within a front yard.

SITE PLAN

The site plan, file-dated August 23, 2026, and updated October 12, 2026, depicts an approximately 112 linear foot area to provide for a semi-circle driveway configuration with two ingress/egress openings in the front yard providing vehicular access off Fir Court.

STAFF ANALYSIS

DWELLING DISTRICT

The subject lot is zoned D2 intended for suburban areas. Ample yards, trees, and passive open spaces serving each lot are contemplated for D2 districts in the Comprehensive Plan.

D2 development standards require lot area minimums of 15,000 square feet, lot width minimums of 80 feet and main floor area (1-story) minimums of 1,200 square feet accommodating greater spacing between open and livable space (Table 742-103-4 D-2 District Dimensional Standards). As such, driveway access and parking configuration for a D2 district may work with the constraints and advantages presented by existing site conditions including-but-not limited-to street network access, vegetation, topography, drainage and wildlife**.** For an estate-type lot setting in a D2 district, it is not uncommon for circular driveway access configuration to accommodate residential vehicular access and onsite parking. Similar configurations to the requested occur at: 7604 Silverpine Ct, 7615 Silverpine Ct, and 7525 Pine Valley Ln.

SITE CHARACTERISTICS

The subject lot is a corner lot bounded to the west by Ponderosa Blvd and to the south by Fir Ct, a cul de sac road. Streets intersecting the site provide primary residential access with Dean Rd as the most approximate collector street.

The petition requests a front yard width area of 112 linear feet to accommodate a half-circle driveway for vehicle circulation and parking usage. It was referenced in the Findings of Fact that the request would eliminate the need for residents to reverse back-out onto Ponderosa Blvd.

Parking and vehicular circulation in front buildings is “limited to the smaller of 30 feet in width or 50% of the lot width” for a D2 dwelling district. Chapter 744. Article IV. Parking, Loading and Drive-Through. Section 4. Location and Design of Parking Facilities.

Staff find that the front yard area proposed for vehicular access, drive-through circulation, and parking area exceeds the required 30-foot standard for parking in a front yard area. With a total width (measured at the front property line) of 146 linear feet as provided in the site plan, approximately 77 percent of the front yard width (112 feet) would be committed to providing for vehicular circulation and for parking.

As a corner lot, with two front yards, the subject site does not have the ability to accommodate a half-circle driveway configuration elsewhere on the site. Locating a half-circle driveway in front of Ponderosa Blvd presents a similar need for dimensional relief for a parking area in a front yard greater than 30 feet. Additionally, there is a limited side yard area between the residence and the western property line. Practical site difficulties occur for the construction of a half-circle driveway configuration on the subject site.

For these reasons staff is in approval of the petition subject to commitment, given the width area more than the minimal 30-foot requirement, and the amount of pavement surface area proposed for a half-circle driveway configuration.

Commitment: The existing drive entrance on Ponderosa Boulevard must be closed and filled with a mix of trees, shrubs, and grasses spread equally across the frontage as selected from the Approved Plantings List (*Indianapolis Selected Plant List*). A Landscape Plan shall be provided to the Department of Metropolitan Development for admin approval prior to issuance of the Driveway permit. The required landscaping noted in commitment one shall be installed no later than June 1, 2027, and verification of installation must be provided to the Department of Metropolitan Development. The landscaping shall One be maintained and plantings replaced if any die.

GENERAL INFORMATION

Existing Zoning	D2	
Existing Land Use	Residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	D2	North: Residential
South:	D2	South: Residential
East:	D2	East: Residential
West:	D2	West: Residential
Thoroughfare Plan		
Ponderosa Blvd	Local Street	28’ R/W existing (no curb)
Fir Ct	Cul de Sac	22’ R/W existing (no curb)
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 23, 2026	
Site Plan (Amended)	October 12, 2026	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	August 12, 2026	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Marion County Land Use Plan ("Pattern Book") recommends the Suburban Neighborhood living typology for this site. The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should support 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

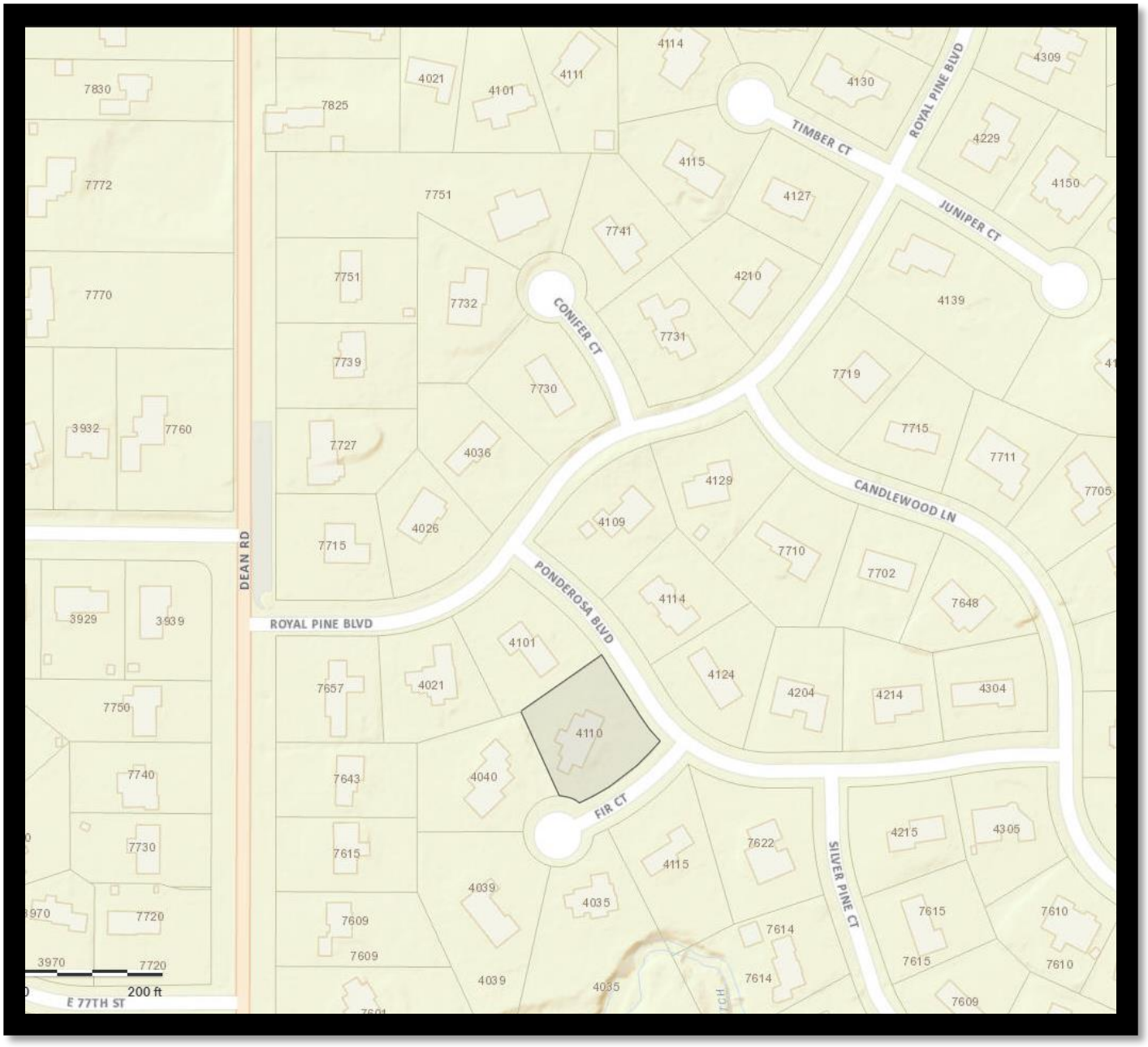
ZONING HISTORY

N/A

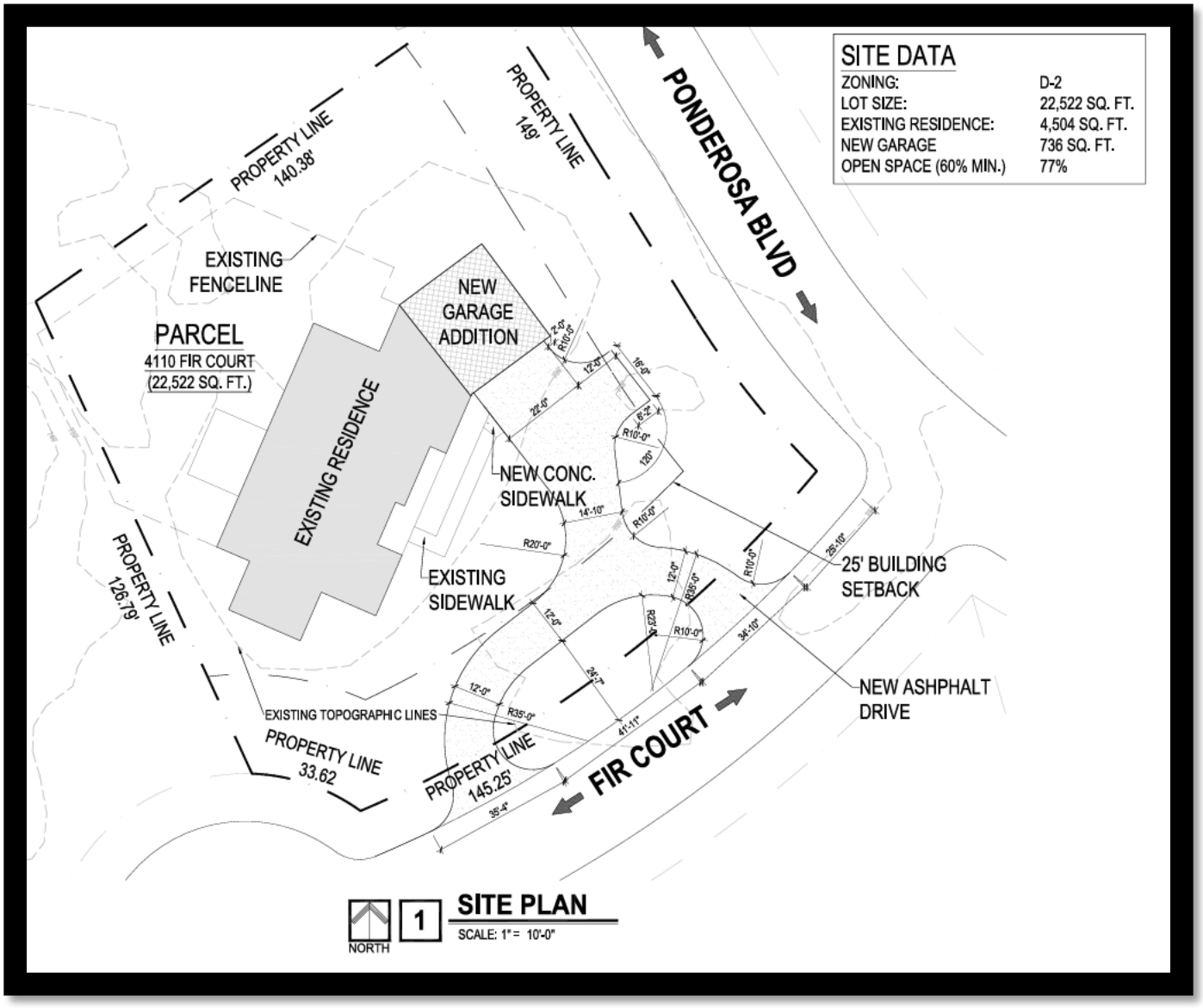
Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS

Location Map



Site Plan


SITE DATA
ZONING: D-2
LOT SIZE: 22,522 SQ. FT.
EXISTING RESIDENCE: 4,504 SQ. FT.
NEW GARAGE 736 SQ. FT.
OPEN SPACE (60% MIN.) 77%
PONDEROSA BLVD
PROPERTY LINE 140.38'
PROPERTY LINE 149'
EXISTING FENCELINE
PARCEL
4110 FIR COURT
(22,522 SQ. FT.)
NEW GARAGE ADDITION
EXISTING RESIDENCE
NEW CONC. SIDEWALK
EXISTING SIDEWALK
25' BUILDING SETBACK
NEW ASHPHALT DRIVE
PROPERTY LINE 126.79'
EXISTING TOPOGRAPHIC LINES
PROPERTY LINE 33.62
PROPERTY LINE 145.25'
FIR COURT
NORTH
1
SITE PLAN
SCALE: 1" = 10'-0"

Findings of Fact

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:

It is relocating an existing driveway for a corner lot home to the less busy of the two abutting streets. The half-circle configuration will allow for cars to exit the home onto the street facing forward, rather than having to back out.

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:

All proposed residential driveway changes will be performend in a manner consistent with required building standards and practices, and conform to the general aesthetic of the surrounding homes and neighborhood.

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

It would hinder the ease of ingress and egress to the home given the needs of the property owners.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

2026DV1050 Site Photographs



Front yard lot at subject site



View looking onto existing driveway at Ponderosa Blvd



View looking across the intersection of Fir Ct and Ponderosa Blvd.