

BOARD OF ZONING APPEALS DIVISION I

April 7, 2026

Case Number: 2026-DV1-006
Property Address: 7575 Central Avenue (approximate address), Town of Meridian Hills
Location: Washington Township, Council District #2
Petitioner: Rebecca Boyle, by Todd Carrington
Current Zoning: D-S
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit the construction of a single-family dwelling with a rear yard setback of 15 feet (minimum of 30 feet required)
Current Land Use: Residential
Staff Recommendations: Staff recommends **approval** of the variance.
Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

03/03/2026: This petition was continued for cause at the request of staff.

STAFF RECOMMENDATION

Staff recommends **approval** of the variance.

PETITION OVERVIEW

- 7575 Central Avenue is a residential property that is currently undeveloped. According to property card records, a single-family dwelling was first built on this lot in 1954, a property that was only recently demolished to accommodate a new single-family home on this lot. This property is surrounded by single-family homes in both the D-S and D-1 districts.
- A variance for the previous home was approved in 1985 to provide for an in-ground swimming pool to be located 7 feet from the rear property line (minimum of 25 feet required). The two most immediate southern properties have also received variances in the past 25 years to allow for reduced setbacks.
- The property is zoned D-S. This district “is intended for suburban areas of extreme topography, areas conducive to estate development, or areas where it is desirable to permit only low-density development [...] The D-S district provides for single-family residential lots consisting of at least one acre. A typical density for the D-S district is 0.4 units per gross acre. This district fulfills the lowest density residential classification of the Comprehensive General Land Use Plan.” Similarly, the Comprehensive Plan assigns this property the Rural or Estate Neighborhood living typology.

This “typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.”

- Findings of fact indicate that strict application of the rear yard setback requirements would significantly limit the reasonable placement of a single-family residence due to the lot’s irregular configuration.
- Staff agrees with this assertion and finds that the property poses several site-specific practical difficulties limiting the placement of a home. First, the lot area is roughly .665 acres, which is smaller than the minimum 1 acre required for D-S lots. Second, much of the southwestern part of the lot has a stream running through it, limiting buildable area. Third, the majority of the lot has a width of roughly 100 feet when D-S standards require a 150-foot lot width. At its widest point, the lot is roughly 130 feet wide. The widest point is at the rear of the property where the proposed structure would be built. Staff agrees that the current setback requirements would prevent the home from being positioned in a functional manner that accommodates the planned building width. For this reason, staff recommends approval of this variance request.

GENERAL INFORMATION

Existing Zoning	D-S	
Existing Land Use	Residential	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	Zoning	Surrounding Context
	North:	D-S North: Residential
	South:	D-S South: Residential
	East:	D-S East: Residential
	West:	D-1 West: Residential
Thoroughfare Plan		
Cardigan Road	Local Street	55-foot existing right-of-way and 50-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	02/06/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	02/06/2026	

**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 assigns this property the Rural or Estate Neighborhood living typology. This “typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.”

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

ZONING HISTORY – SITE

85-V3-86; Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an in-ground swimming pool to be located 7 feet from the rear property line (25 feet required), **approved.**

ZONING HISTORY – VICINITY

2001-DV2-002; 7555 Central Avenue (directly south of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 161 square foot addition to an attached garage creating a 10-foot side yard setback (minimum 12-foot side yard setback required) and a 25.1 aggregate side yard (minimum 30-foot aggregate side yard required), **approved.**

2014-HOV-048; 7505 Central Avenue (south of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a single-family dwelling with a 73.5-foot front setback (average setback of 84.258-foot front setback required), **approved.**

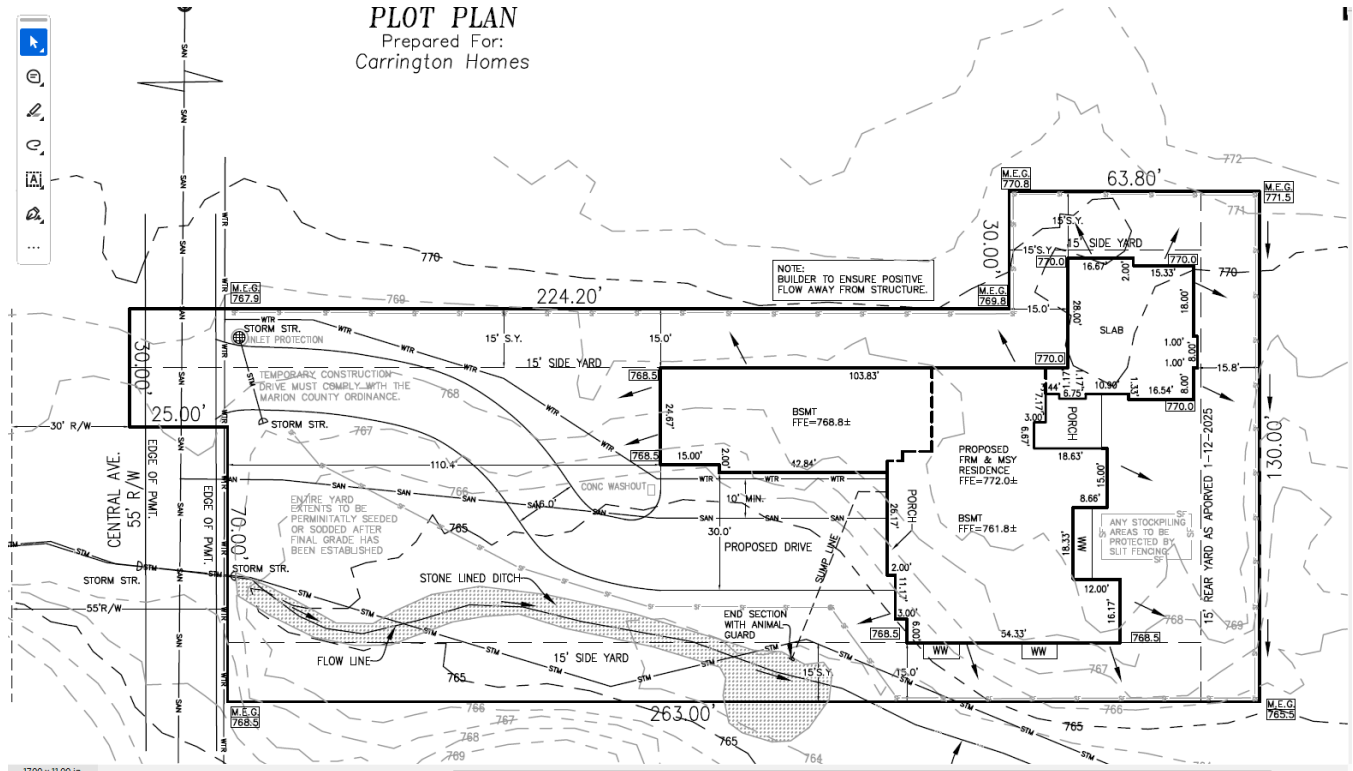
EXHIBITS

2026DV1006; Aerial Map (Present)



2026DV1006; Site Plan

PLOT PLAN
 Prepared For:
 Carrington Homes





2026DV1006; Findings of Fact

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed variance will allow for the construction of a single-family residence that is consistent with the established single-family residential use of the surrounding neighborhood. The reduced rear yard setback will not create unsafe conditions, negatively impact public infrastructure, or impair access, light, or air to adjacent properties.

The Town of Meridian Hills has reviewed the request and will provide a letter of no objection, while neighboring property owners have submitted letters of support or no objection, demonstrating that the proposal will not be injurious to the community.

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:

The proposed home will be similar in scale, use, and quality to surrounding residences, and the reduced rear setback will not alter the residential use pattern of the area. The placement of the home respects existing development on adjacent properties, and no neighboring property owners have objected to the request. As a result, the variance will not negatively affect the use or value of nearby properties

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

Strict application of the required rear yard setback would significantly limit the reasonable placement of a single-family residence on the lot due to its irregular configuration. Without the requested variance, the home cannot be positioned in a functional manner that accommodates the required building width, resulting in an unnecessary hardship.

2026DV1006; Photographs



Photo 1: Subject property viewed from driveway looking East

2026DV1006; Photographs (continued)



Photo 2: Subject property looking E/SE with stream limiting buildable land

2026DV1006; Photographs (continued)



Photo 3: Neighboring property to the North

2026DV1006; Photographs (continued)



Photo 4: Neighboring properties to the South

2026DV1006; Photographs (continued)



Photo 5: Neighboring property to the West