

**BOARD OF ZONING APPEALS DIVISION II**

**April 8, 2025**

**Case Number:** 2025-DV2-008  
**Property Address:** 8541 Springview Drive (approximate address)  
**Location:** Washington Township, Council District #2  
**Petitioner:** Kevin & Rochelle Clasen, by Alex Thompson  
**Current Zoning:** D-1  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a two-foot north side yard setback (eight feet required).  
**Current Land Use:** Residential  
**Staff Recommendations:** Staff recommends approval for this petition  
**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

- Staff recommends approval of this petition.

**PETITION OVERVIEW**

- This petition would allow for the construction of an attached garage with a two-foot north side yard setback (eight (8) feet required).
- The subject site is zoned D-1 and the Comprehensive Plan recommends Suburban Neighborhood for the property. The request would allow for a two (2) -foot north side yard setback for a garage addition.
- The site is of sufficient lot width and the lot area is approximately 0.55 acres (23,958 square feet) per the property card, which is just below the D-1 standard of 24,000 square feet. While Staff finds side setbacks to be an important standard to preserve open space, privacy, and reduce potential conflicts, Staff believes there to be a degree of practical difficulty present with regards to setbacks given the slightly reduced lot area.
- Further, with other properties in the area also containing reduced setbacks, Staff finds the proposal to be in accordance with the Infill Housing Guidelines which states that setbacks should reinforce

existing spacing of the surrounding context. Lastly, with the reduced side setback being the only variance requested, Staff finds the proposed reduction to be minor in nature that will have minimal impact on the adjacent property and surrounding area. For these reasons, Staff is unopposed to the request.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-1	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Suburban neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	D-1	North: single-family residential
South:	D-1	South: single-family residential
East:	D-1	East: single-family residential
West:	D-P	West: Two-family residential
<b>Thoroughfare Plan</b>		
Springview Drive	Local Street	50 feet of right-of-way existing and 50 feet proposed
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	2/25/25	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	2/25/25	
<b>Findings of Fact (Amended)</b>	N/A	

## 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 Suburban Neighborhood 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

- With regards to setbacks, the Infill Housing Guidelines recommends:
  - Reinforce spacing on the surrounding block
  - Limit uncharacteristically large gaps between houses
  - Leave room for maintenance

### 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

**2021ZON100; 8565 Springview Drive (north of site)**, Rezoning of 0.69 acre from the D-P district to the D-1 district, **approved**.

**2020DV2042; 8554 Springview Drive (north of site)**, Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage within the front yard of 86th Street and within the front setback (accessory structures not permitted within the front yard, 50-foot setback from proposed 56-foot half right-of-way or average setback, whichever is greater, required), **withdrawn**.

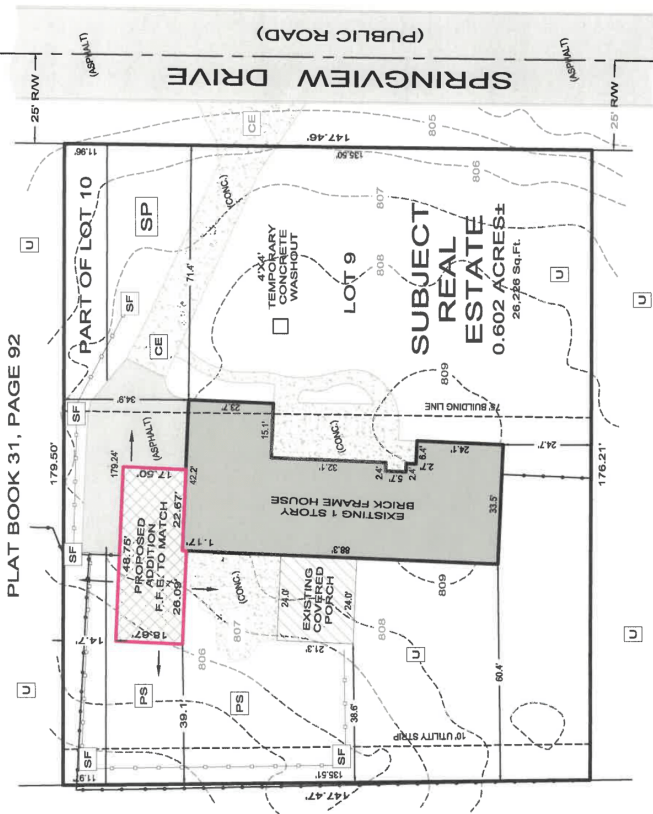
**2014DV3053; 8536 Oakmont Lane (east of site)**, requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 10-foot tall opaque fence (maximum six- within a 10-foot wide drainage, utility and sewer easement, **withdrawn**.

EXHIBITS





**BRENTWOOD ADDITION**  
 PLAT BOOK 31, PAGE 92



THIS SITE PLAN WAS PREPARED BASED ON SURVEY DATA OBTAINED FROM THE COUNTY GIS AND THE CLIENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY AXIS OF ANY DISCREPANCIES.

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

Boundary lines are shown for informational purposes only.

Deed bearings and distances are noted hereon.

**DESCRIPTION**

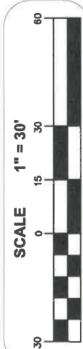
LOT NUMBER 9 IN BRENTWOOD ADDITION, AN ADDITION IN MARION COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 91, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

ALSO:  
 BEGINNING at the Southeast corner of Lot 10 and running North 89° 00' 00" East, a distance of 179.24 feet to the Southwest corner of Lot 10; thence North 00 degrees 30 minutes 48 seconds West, on and along the West line of Lot 10, a distance of 179.24 feet to the West line of Lot 9; thence North 89° 00' 00" East, a distance of 179.24 feet to the South 89° 00' 00" East, a distance of 179.24 feet to the South line of Lot 10, a distance of 179.50 feet to a Firm No. 0188 capped 5/8" rebar on the East line of Lot 10, thence South 00 degrees 46 minutes 18 seconds West, 11.98 feet to the POINT OF BEGINNING of this description, containing in all 0.049 acres, more or less.

**GRAVEL CONSTRUCTION DRIVE**

1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT IN EXCESS OF 1/2 INCH AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, IMMEDIATELY REPAIR SPOTS OF EROSION AREA.
2. TOP DRESS WITH ADDITIONAL STONE AS NEEDED.
3. INSTALL #2 STONE

Gentle sodles required to be constructed (or to be protected if existing) along side lot lines during direct construction and to remain post construction to direct sheet drained water toward front and back of lot and not towards existing or proposed residence.



**DRAWING LEGEND**

- BOUNDARY
- LOT LINE
- CENTERLINE
- CONTOUR MAJOR
- CONTOUR MINOR
- B.S.L. = BUILDING SETBACK LINE U.40.E. = UTILITY AND DRAINAGE EASEMENT SQ. FT. = SQUARE FEET

**SITE PLAN**

**CLASEN PROPERTY**  
 8542 SPRINGVIEW DRIVE,  
 INDIANAPOLIS, INDIANA

**PREPARED FOR:**  
 KEVIN & ROCHELLE CLASEN

**PROJECT LOCATED IN:**

BRENTWOOD ADDITION  
 PLAT BOOK 31, PAGE 92

1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT IN EXCESS OF 1/2 INCH AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
  2. IF BARRIER STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
  3. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE BARRIER AT ITS LOWEST POINT OR IS CAUSING THE BARRIER TO BULGE.
  4. TAKE CARE TO AVOID UNDERMINING THE BARRIER DURING CLEAN OUT.
  5. AFTER THE ACCUMULATING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE BARRIER AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE.
- EROSION CONTROL BARRIER (SILT FENCE OR EQUIVALENT) SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE PROPERTY PRIOR TO COMMENCEMENT OF ANY EARTHWORK, AND SHALL BE MAINTAINED IN PLACE FOR THE ENTIRE DURATION OF CONSTRUCTION

LOT AREA = 26,228 SQUARE FEET  
 FOOTPRINT AREAS = 4,298 SQ. FT.  
 TOTAL NET OPEN SPACE = 83.7%  
 STREET FRONTAGE = 147.46'

DRIVWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR STREET AND BRIDGE DESIGN & CONSTRUCTION.

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**SHEET**  
 1 OF 1

**PROJECT NUMBER**  
 25085 SP

**DRAWN BY:** BMHL  
**CHECKED BY:** E. SCOTTEN  
**ISSUE DATE:** 2-4-2025

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**AXIS**  
 SURVEYING, LLC





