

BOARD OF ZONING APPEALS DIVISION II

August 12, 2025

Case Number: 2025-DV2-021
Property Address: 1144 Navajo Trail South Drive (approximate address)
Location: Washington Township, Council District #2
Petitioner: Harriet Greenland
Current Zoning: D-2 (FF)
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of an eight-foot-tall fence along the rear lot line (maximum height of six feet permitted).
Current Land Use: Single-family residential
Staff Recommendations: N/A
Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This petition was continued from the July 8, 2025 hearing to the August 12, 2025 BZA Division II hearing date due to insufficient mailed notice.

STAFF RECOMMENDATION

- Staff **recommends denial** of this petition

PETITION OVERVIEW

- This petition would allow for the installation of an eight-foot-tall fence along the rear lot line (maximum height of six feet permitted).
- The subject site is zoned D-2 and is improved with a single-family residence. The fence in question is located in the rear of the property and contains a 2-foot lattice element that sits atop the central portion of the 6-foot fence. While a different material than the 6-foot fence, the lattice element would still be considered an addition to the fence, per Ordinance definition, thus triggering the need for variance approval.
- The petitioner's Findings of Fact indicate that extreme vandalism and harassment have been the main reasons for adding the additional 2-feet of lattice fencing. Staff is sensitive to unique situations and to the property owner's desire for reasonable privacy.

- Staff does believe that other methods such as trees, hedges, and other deterrent landscaping elements could be utilized to achieve a similar level of privacy that would not require the requested variance. Additionally, Staff generally finds that 6-foot-tall privacy fences allow for a sufficient level of privacy for residential property owners. Therefore, Staff does not find there to be practical difficulty for needing the fence addition and is not in support of the request.

GENERAL INFORMATION

Existing Zoning	D-2	
Existing Land Use	Single-family residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-2	North: Single-family residential
South:	D-2	South: Single-family residential
East:	D-2	East: Single-family residential
West:	D-2	West: Single-family residential
Thoroughfare Plan		
(Navajo Trail South Drive)	Local Street	50 feet of right-of-way existing and 50 feet proposed
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	6/9/25	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	2/11/25	
Findings of Fact (Amended)	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 fences, the Infill Housing Guidelines states:
 - Build thoughtful fences

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

57-Z-81, requests rezoning of a tract of land containing 160 acres, being in an A-2 (agricultural) district to an R-2 (residential) classification to provide minimum requirements for residential use by platting, located along the south side of West 79th Street extending from Ditch Road east to Hoover Rad in Washington Township, **approved**.

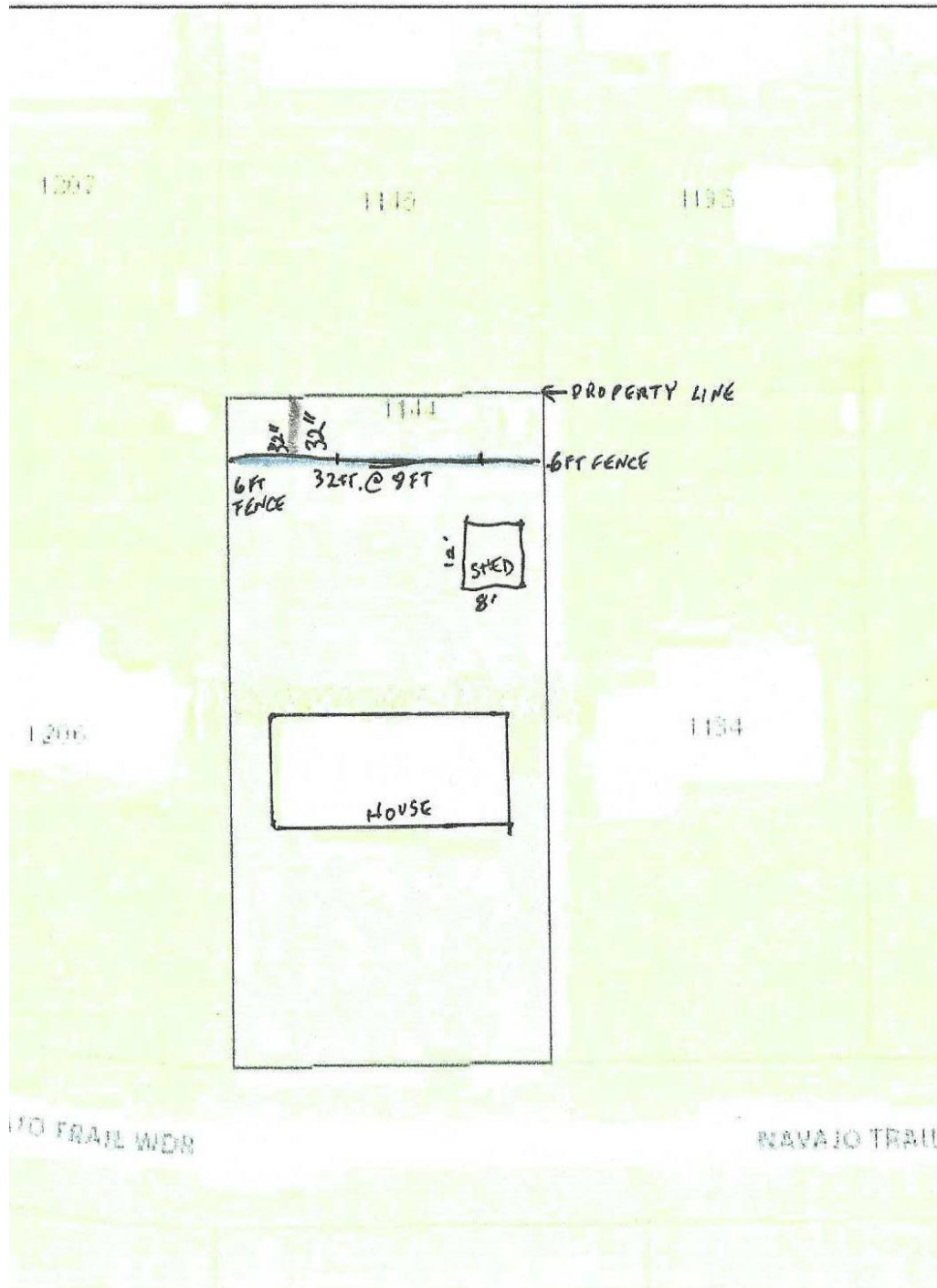
ZONING HISTORY – VICINITY

N/A

EXHIBITS



Aerial view



Site plan, file-dated June 9, 2025



Subject site from Navajo Trail South Drive



View of rear yard



View of fence



View of fence