

BOARD OF ZONING APPEALS DIVISION II

August 12, 2025

Case Number: 2025-DV2-027
Property Address: 5227 Knollton Road (*approximate address*)
Location: Washington Township, Council District #6
Petitioner: John & Karen Puffer, by David E. Dearing
Current Zoning: D-S (FW) (FF)
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn within the front yard of Knollton Road (not permitted).
Current Land Use: Residential
Staff Recommendations: Staff recommends **approval** of this petition.
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 5227 Knollton Road is a residential property comprised of approximately 5.5 acres that is currently improved with a single-family residence that is set back 318 feet from the front property line. Surrounding land uses include low-density residential development to the north and west, an apartment complex to the east of the house, and a residential subdivision to the southeast.
- Approval of this variance would allow for the construction of a new detached garage with two bay doors and an overall structure height of 15 feet. It would be placed within the front yard and to the west of the existing primary structure, would utilize the same existing driveway, and would be placed 284 feet from the front property line to the west. Construction of accessory structures within front yards is not allowed within residential zoning; therefore, a Variance of Development Standards would be required for the proposed structure to be legally erected. It appears that the garage would conform with other applicable zoning standards (height, open space, setbacks, etc.).

- This property is zoned D-S (Dwelling Suburban) to allow for suburban areas of extreme topography conducive to estate-style low-density development with generous front yards populated by trees. The Comprehensive Plan recommends it to the Rural & Estate Neighborhood living typology to allow for agricultural use or estate-style homes on large lots. The property is also partially located within a floodplain (areas to the west are near the Crooked Creek) and an environmentally sensitive overlay where 30% of the parcel should be maintained with tree canopy or other naturalized area.
- Staff notes that the existing rear yard of the site is extensively wooded, and per the petitioner's submitted Findings of Fact contains at least two (2) heritage trees. Placement of any accessory structures and accompanying access drives within the rear yard would result in greater tree removal and land disturbance than the site plan provided (0.145 acres disturbed in total) in a manner that runs counter to Comprehensive Plan guidance for areas within environmentally sensitive overlays. Additionally, the site is also well-screened and isolated from the right-of-way of Knollton Road in a way that would minimize the visual impacts of placing an accessory structure within the front yard. For these reasons, staff recommends approval of the variance request.

GENERAL INFORMATION

Existing Zoning	D-S (FW) (FF)	
Existing Land Use	Residential	
Comprehensive Plan	Rural or Estate Neighborhood / Floodway	
Surrounding Context	Zoning	Surrounding Context
North:	D-S / D-6	North: Residential
South:	D-S / D-2	South: Residential
East:	D-6	East: Residential
West:	D-S	West: Residential
Thoroughfare Plan		
Knollton Road	Primary Collector	80-foot existing right-of-way and 90-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	07/09/2025	
Site Plan (Amended)	N/A	
Elevations	05/22/2025 (with ILP25-01357)	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	07/09/2025	
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 this site to the Rural or Estate Neighborhood living typology to allow for rural or agricultural areas and historic, urban areas with estate-style homes on large lots. This typology prioritizes exceptional natural features, and development should work with the existing topography as much as possible.
- The site is also located within an Environmentally Sensitive overlay for areas with high-quality woodlands or other natural resources. Development within these secondary overlays should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

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

N/A

ZONING HISTORY – VICINITY

93-Z-70 ; 1836 W 51st Street (south of site), rezoning of 13.79 acres from D-S to D-2, **approved**.

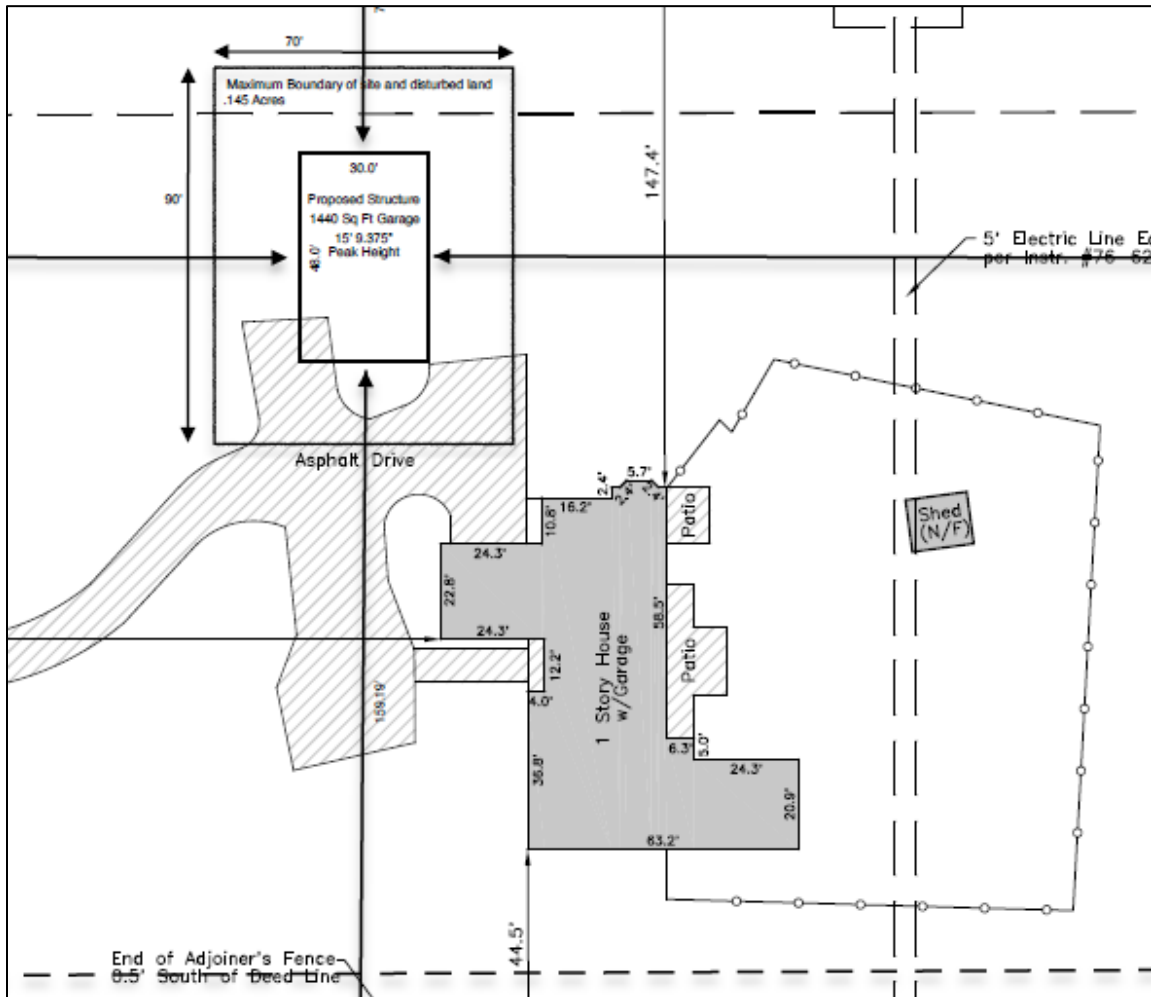
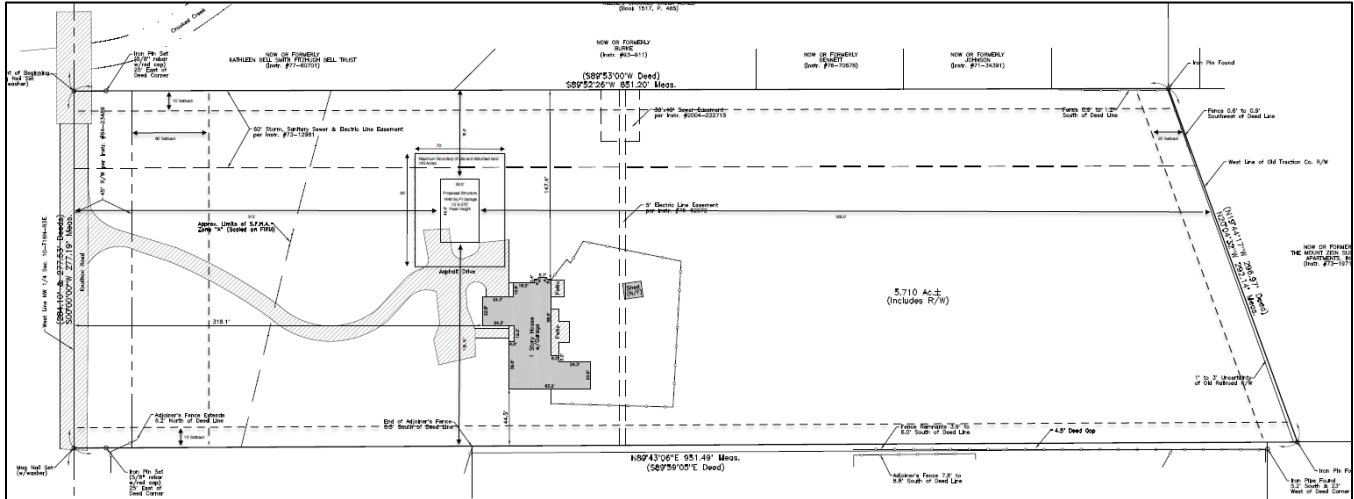
83-HOV-55 ; 1904 W 51st Street (south of site), variance of development standards to allow the erection of an attached garage and breezeway 11 feet from the side property line, **approved**.

EXHIBITS

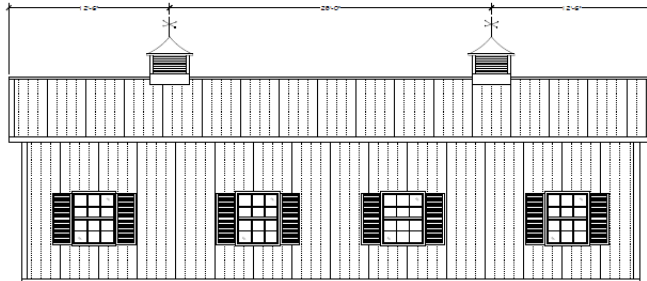
2025DV2027 ; Aerial Map



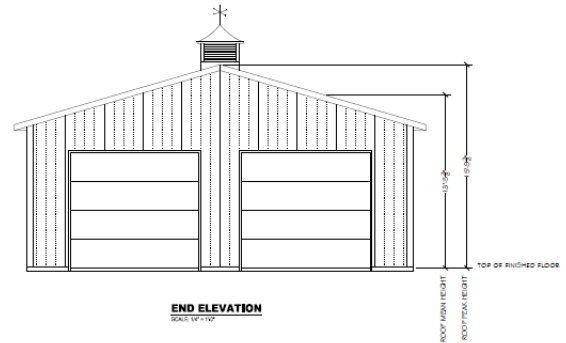
2025DV2027 ; Site Plan (full and enlarged views)



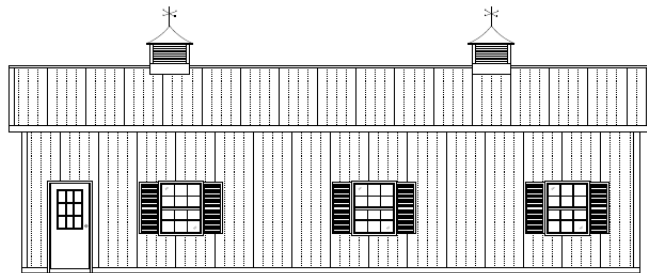
2025DV2027 ; Elevations (from ILP25-01357)



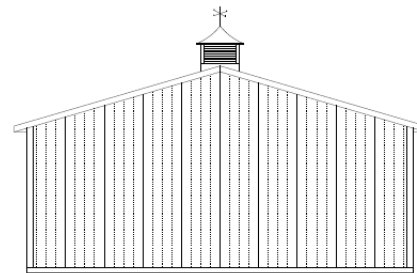
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



END ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



END ELEVATION
SCALE: 1/4" = 1'-0"

FRESH GRADE ELEVATION AT BUILDING PERIMETER
TO BE BELOW STEEL BONGS OR • CAP AND ABOVE
THE BOTTOM OF THE PRIMARY GRADE BOARD.

2025DV2027 ; Findings of Fact

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
the activity will be confined to the subject property and lacks the capacity to injure the public health, safety, morals or general welfare.
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 accessory structure will have no effect on the use or value of adjacent property. Furthermore, due to extensive tree cover, the adjacent properties will have little if any view of the accessory structure.
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
Construction of the accessory building behind the primary structure would require removal of a greater number of trees, including at least two Heritage trees.

2025DV2027 ; Photographs



Photo 1: Subject Site Viewed from the West (Knollton)

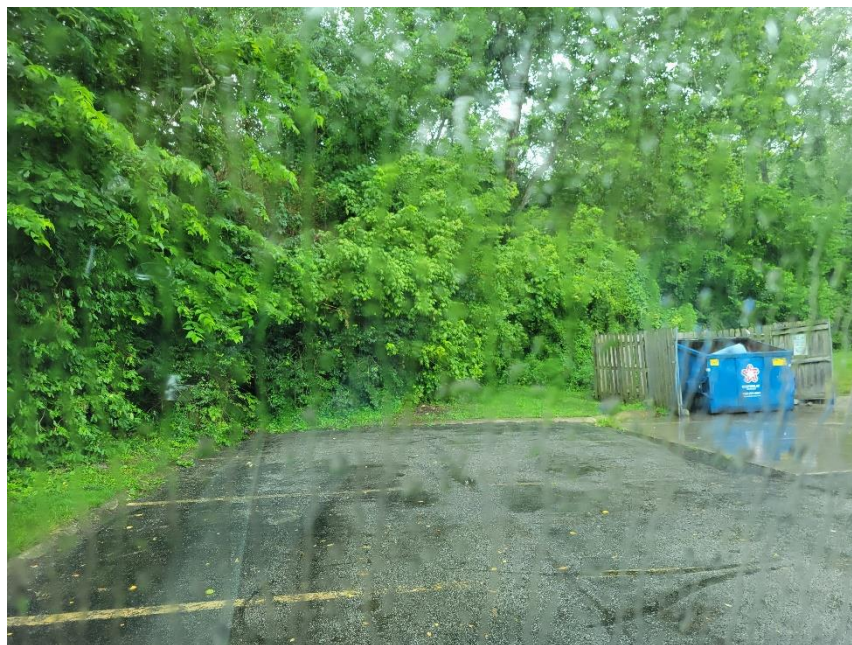


Photo 2: Subject Site Viewed from the East (apartment complex)

2025DV2027 ; Photographs (continued)



Photo 3: Adjacent Property to the West



Photo 4: Adjacent Property to the Southwest