

BOARD OF ZONING APPEALS DIVISION II

November 18, 2025

Case Number: 2025-DV2-041
Address: 1867 Singleton Street (approximate address)
Location: Center Township, Council District #18
Zoning: D-5 (TOD)
Petitioner: AJAMAGIR LLC, by Elliott Gibson
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for enclosure of an existing front porch, resulting in the lack of a primary entry feature along the front façade (required).

Current Land Use: Single-family dwelling

Staff Recommendation: Staff recommends denial of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **denial** of this petition.

PETITION OVERVIEW

- ◇ The site contains a single-family dwelling that was remodeled in 2025. The remodel work included the enclosure of the front porch and moving the primary entry feature to the side elevation before applying for permits on August 8, 2025. Had permits been applied for first prior to any remodel work, then a variance would have been required at that time before any remodel work could have started.
- ◇ Under Table 744-701-2, the subject site would fall under the Terrace Frontage category for Private Frontage Design Standards. The subject site is in a neighborhood where the context of the block establishes smaller frontages as the predominant pattern (typically 50% or more on the block face or at transitions to adjacent blocks and frontages). Table 744-701-2 describes Front Loaded Garage Placement and Limitations, where it stipulates front entry and entry features for all buildings shall have a primary entrance on the front facade. A single-story entry feature may project up to 10' in front of the front building line, but never more than 5' from the front lot line, provided it meets the scale and design standards in Section 744-701.D
- ◇ The proposed primary entry has been relocated to the side façade, resulting in the need of a variance.

- ◇ The findings submitted by the applicant for this petition indicate the current entry configuration limits functional access and does not provide a suitable orientation for the primary façade.
- ◇ Staff disagrees, as the original primary entry façade had existed for approximately 109 years since the house was built in 1916 according to Assessor's records and did not limit functional access or need to be relocated during that time.
- ◇ Staff concludes the desire not to use the previously existing primary entry on the front façade, is a self-imposed practical difficulty. Given the subject site originally had a front door elevation, which was relocated to the side façade at the request of the petitioner in order to expand interior living space onto the front porch, Staff feels that there is no practical difficulty in meeting the Ordinance, as the subject site was previously compliant prior to the relocation, and that compliance can be restored.
- ◇ Staff does believe this would be a significant deviation from the Ordinance and the Infill Housing Guidelines. As a result, it would negatively impact the character of development within the surrounding area, and would therefore, not be supportable.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Single Family Dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Surrounding Context</u>
North:	D-5	Single-family dwelling
South:	I-4	Single-family dwellings
East:	D-5	Single-family dwelling
West:	D-5	Neighborhood Park
Thoroughfare Plan		
Singleton Street	Local Street	50-foot existing and proposed right-of-way.
Context Area	Compact area	
Floodway / Floodway Fringe	No	
Overlay	Red Line Transit Oriented Development	
Wellfield Protection Area	No	
Site Plan	September 30, 2025	
Elevations	N/A	
Landscape Plan	N/A	
Findings of Fact	September 30, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends traditional neighborhood development of the site.
- The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 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.
- **Conditions for All Housing**
 - A mix of housing types is encouraged.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Primary structures should be no more than one and a half times the height of other adjacent primary structures.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
 - Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways, or parks.
- **Detached Housing**
 - The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
 - Secondary units are encouraged.
 - Lots should be no larger than one and a half times the adjacent lots.

- **Attached Housing**

- Duplexes should be located on corner lots, with entrances located on different sides of the lot.
- It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood- serving retail.
- If the above conditions are not met, individual buildings of attached housing (not part of a complex) may be interspersed with single-family homes but should not make up more than 25% of the primary residential structures on a block.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The subject site is within the Red Line Transit Oriented Development Secondary District.
- The Transit Oriented Development Secondary District is established on all lots, wholly or partially, within 1,000' from centerline of a Bus Rapid Transit (BRT) Line. The intent of the Transit Oriented Development (TOD) Secondary District is to coordinate more compact, walkable, and urban development patterns with public investment in the transit system. These development patterns ensure that walking and biking are viable options for short trips and transit is a priority for longer trips. Development patterns and site designs that prioritize automobile travel undermine these public and private investments. This district follows the policies and principles of the comprehensive plan, the transit-oriented development strategic plans, and the Livability Principles in this code, and has the following specific design objectives:
 - Place a wide range of housing types within walking distance of commercial centers and transit stops or stations, and at a critical mass that supports these places.
 - Create connections through many different modes of transportation between neighborhoods and places for commercial services and employment.
 - Provide a concentration of many different and small-scale uses with a fine-grained pattern that integrates and transitions well with the neighborhoods they support.
 - Ensure human-scale design that prioritizes relationships of sites and buildings to the streetscapes.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**
 - **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
 - **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed, or flush, narrow, or wide.
 - **3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements used in the neighborhood. If so, add porches or stoops to new construction.
 - **4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate. When a balcony is used, consider the appropriate door access for the type of balcony. For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.
 - **5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.
 - **6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.
 - **7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those materials are not the dominant material and make up less than 30% of the overall façade design.
 - **8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

2021-DV1-005; 1844 and 1848 Singleton Street (north of site), Variance of Development Standards to provide for a detached garage without access from an improved alley, **granted**.

2021-DV2-001; 1823 Singleton Street (north of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and detached garage with a 10-foot front setback and six feet between dwellings, **approved**.

2019-ZON-024; 430 Beecher Street (west of site), Rezoning of 0.456 acre from the I-4 district to the D-8 classification, **approved**.

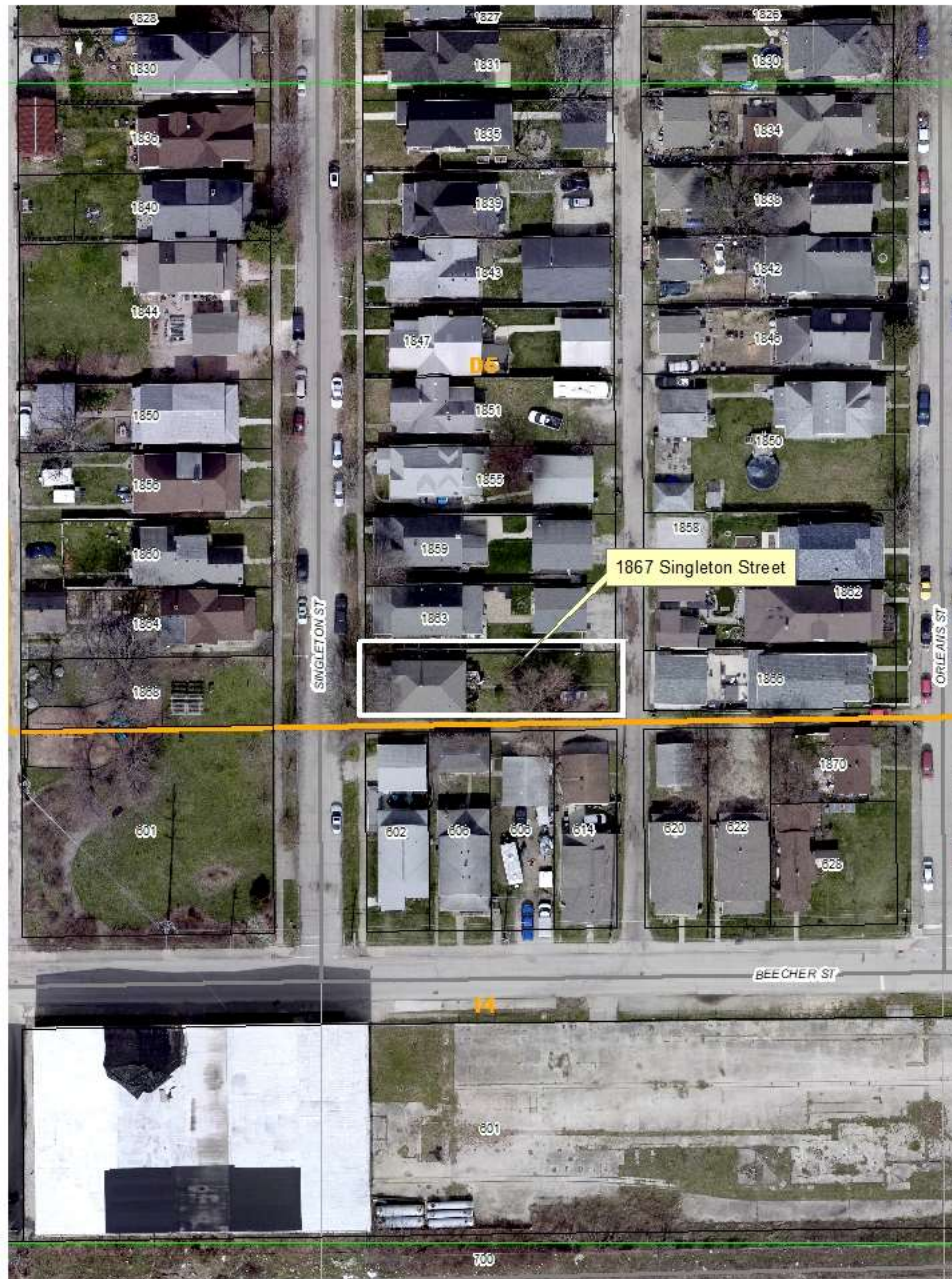
2017-ZON-016; 1401, 1425, 1441, 1460, 1462, 1464, 1502, 1816 and 1827 South East Street; 828 Beecher Street; 306 310, 318, 322, 329, 353, and 401 Lincoln Street; 510 East Morris Street; 1538, 1542, 1551 and 1555 South New Jersey Street; 438 Orange Street; 445 and 446 Parkway Avenue (northwest of site), Rezoning of 1.95 acres, from the C-1, C-3, C-5 and I-4 districts, to the D-5 classification, **approved**.

2015-DV1-028; 1862 Orleans Street (east of site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to legally establish multiple accessory structures, with zero-foot side, aggregate side, and rear yards, and to provide for an open space of approximately 39%, **granted**.

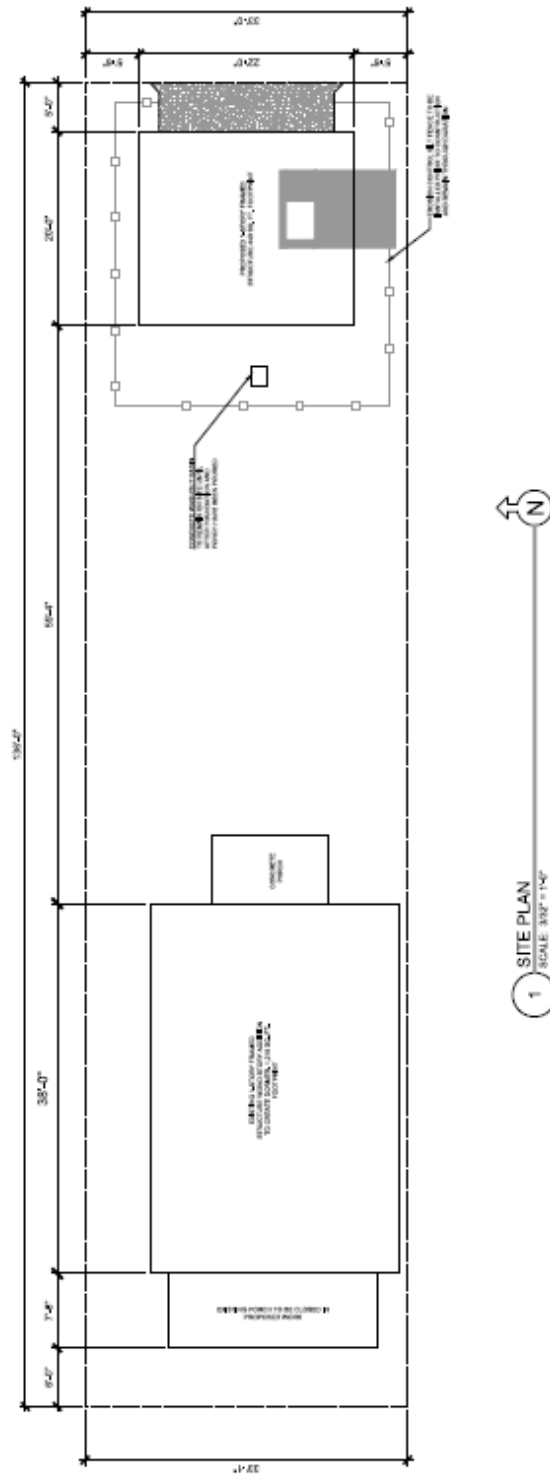
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EXHIBITS

Location Map



Site Plan





Findings of Fact

Petition Number _____

**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:

Relocating the front door to the front-facing side of the house will not change the residential use of the property, will not create safety hazards, and will provide improved entry orientation and accessibility without altering traffic flow or emergency access. residential character and is not anticipated to diminish nearby property values.

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 modification is limited to the placement of an entry door and does not expand the building he primary façade. Allowing relocation of the door to the front side will enhance safe access, usability

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

The current entry configuration limits functional access and does not provide a suitable orientation for the primary façade. Allowing relocation of the door to the front side will enhance safe access, usability, and curb appeal, which cannot be reasonably achieved under the strict ordinance.

Photographs



Photo of subject site front facade, looking east.



Photo of relocated primary entry feature to subject site north side façade, looking southeast.



Adjacent single family dwelling with primary entry feature on the front façade, located to the north of subject site, looking east.



Adjacent single family dwelling with primary entry feature on the front façade, located to the west of subject site.