

**BOARD OF ZONING APPEALS DIVISION II**

**May 13, 2025**

**Case Number:** 2025-DV2-010

**Property Address:** 2001 East Pleasant Run Parkway South Drive & 1500 Villa Avenue  
(approximate address)

**Location:** Center Township, Council District #19

**Petitioner:** St. Paul The Apostle Orthodox Church, by Joe Ringger

**Current Zoning:** D-5

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the use of a gravel parking lot for a period of two years (hard surface required).

**Current Land Use:** Religious uses

**Staff Recommendations:** Staff **recommends denial** for this petition

**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

- Staff **recommends denial** of this petition.

**PETITION OVERVIEW**

- This petitioner is requesting to all for the use of a gravel parking lot for a period of two (2) years (hard surface required).
- The gravel parking lot was placed on the subject site in early 2025 and the site was subsequently issued a violation and citation (VIO-009826, CIT25-000818). The zoning standard to have parking lots paved with hard surface is in place to promote quality and orderly development, allow for ease of access and connectivity, and to limit the damage that is inflicted by loose gravel onto public infrastructure such as sidewalks, streets, and roads.
- Staff believes that parking areas should adhere to the standards set forth by the Zoning Ordinance and that the development of gravel parking lots is an undesired precedent that not only is aesthetically substandard, but perhaps most importantly, causes significant and unnecessary damage to the City's infrastructure through the gradual spreading of gravel debris onto surrounding roads and sidewalks. Upon visiting the site, Staff noted that there is already a substantial amount of gravel that is in the

road and sidewalk (see photos below). Further, gravel parking areas can cause accessibility issues for individuals that have heightened mobility needs such as people using walkers or wheelchairs.

- Staff does not find that there is practical difficulty associated with the site itself that warrants the need of variance approval, and believes that hard surface can be provided for the parking area. Given the concerns over damage to City infrastructure, undesirable aesthetic and precedent, and lack of practical difficulty, Staff recommends the denial of the request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Religious Uses	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	PK-1	North: Linear Park
South:	D-5	South: Single-family residential
East:	D-5	East: Single-family residential
West:	D-5	West: Single-family residential
<b>Thoroughfare Plan</b>		
East Pleasant Run Parkway South Drive	Local Street	70 feet of right-of-way existing and 48 feet proposed
Villa Avenue	Local Street	50 feet of right-of-way existing and 48 feet proposed
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	4/1/25	
<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>	4/1/25	
<b>Findings of Fact (Amended)</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book

- Indy Moves

**Pattern Book / Land Use Plan**

- The Marion County Land Use Plan pattern Book recommends the Traditional Neighborhood living 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**

- Not Applicable to the Site.

**Indy Moves**

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

- The Pleasant Run Greenway is within ¼ mile of the subject site.



## ZONING HISTORY

### ZONING HISTORY – SITE

N/A

### ZONING HISTORY – VICINITY

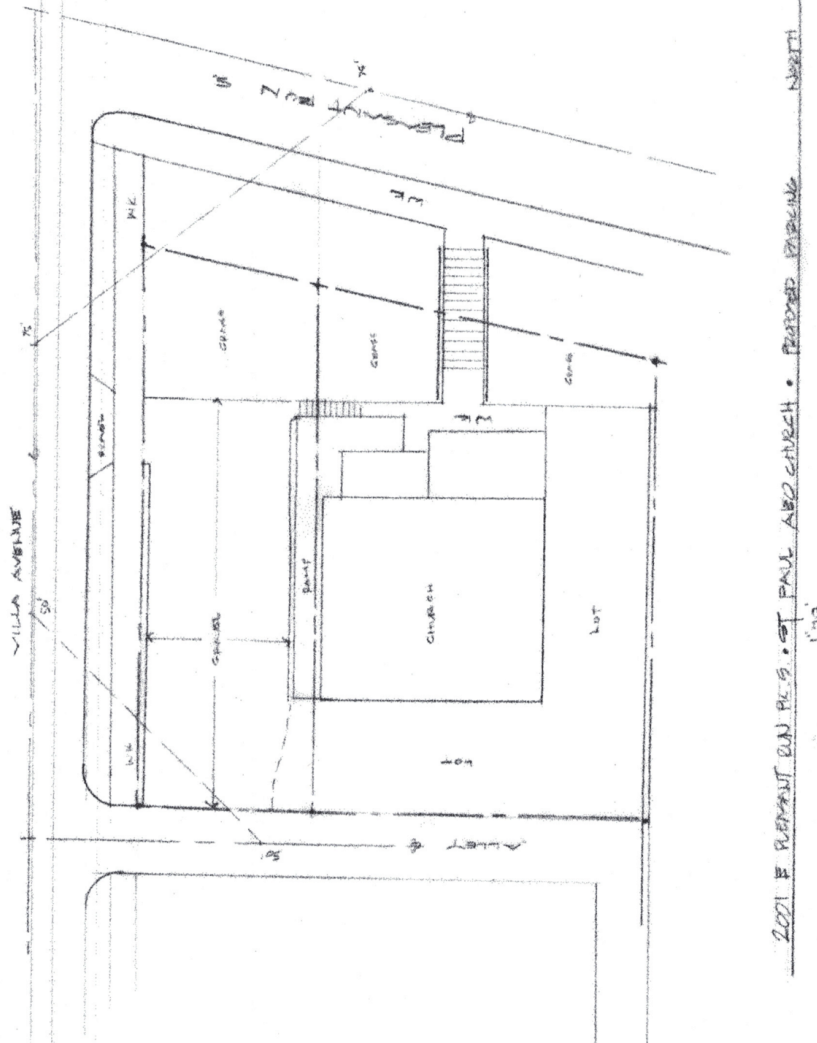
N/A

EXHIBITS

2024 Aerial



SITE PLAN



### **Plan of Operation**

**St Paul the Apostle Orthodox Church**  
**2001 E. Pleasant Run Pkwy S. Dr.**  
**Indianapolis, In. 46203**

The church has 1 full time employee and 2 part time employees. The seating capacity is 100. They hold services Sunday at 9:30 AM and Wednesday at 7:00 PM. They occasional hold special services. They have fire alarms, lighted exit signs, live video security, and a designated security team. There are no explosives on site. A copy of the parish bylaws is available upon request.



Department of Metropolitan Development  
Division of Planning  
Current Planning

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:

Parking vehicles on this portion of the church property will alleviate current street congestion and reduce vehicle maneuvering around pedestrians, which is a benefit to public safety. Allowing a gravel vs. paved surface will have no significant impact on the community well being. The gravel will be contained within the property boundaries.

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 gravel will be boarded by landscaping timbers and topped with fines to maintain a pleasing appearance. In reality, reducing church street parking will benefit adjacent properties by decreasing congestion and allowing more space for residents.

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

Though the congregation has a medium term financial plan to pave the lot, it currently doesn't have the funding. During service, the surrounding streets get congested and members are forced to park farther away. This is difficult for elderly and disabled. Also, presumably associated with nearby crime and homelessness, distantly parked cars have been vandalized during church service.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

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