

BOARD OF ZONING APPEALS DIVISION II

August 11, 2026

Case Number:	2026-DV2-024
Property Address:	721 Parkway Ave
Location:	Center Township, Council District #18
Petitioner:	Adam DeHart, by Keeler Webb Associates
Current Zoning:	D-5
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to build a single-family home on 1 parcel in a compact area with a 10 feet rear yard setback (required 15 feet rear setback)
Current Land Use:	Undeveloped
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	Jasmine Dillard Nikolich, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition, subject to the commitments that:

1. Variance of Development for the single-family residence shall substantially comply with the site plan filed-dated 7/6/2026

PETITION OVERVIEW

721 Parkway Ave is a vacant residential parcel in the South Park Subdivision on Parkway Ave between Wright Street and Elmwood Avenue. This site is within the Compact context area. Aerial images indicate that this parcel has been vacant since mid-2025.

The parcel is zoned D-5 (Dwelling District Five) and is approximately 3,171 square feet with an approximate lot width of 35 feet. Per zoning standards, the minimum lot size for a single-family detached home in a compact area is 2,500 square feet with a minimum lot width of 25 feet. Therefore, the parcel meets minimum lot and width zoning requirements.

Approval of this petition would allow for construction of a single-family residence on the subject property with a rear yard setback of 10 foot (15 feet required). All other setback requirements (front-20 to 50 feet and side-3 feet setbacks) shall meet zoning standards. Infill housing guidelines recommend that new construction “reflect and reinforce the character of spacing found in its block” to establish “a rhythm and

pattern along a street.” Many lots along this street appear narrow with rear setbacks of a few feet. Estimated measurements of aerial imagery show that multiple homes on this block do not meet the required 15-foot rear setback. Some seem to have as little as 3-foot rear setbacks (714 E. Terrace Avenue, 626 E. Terrace Avenue, 514 E. Terrace Avenue). Staff would note that a 10-foot side setback would not be out of context with the neighborhood and would still provide enough spacing for egress.

The Zoning Ordinance requires a D-5 lot to have a minimum lot open space of 20%. Per site plan, the proposed home is projected to have 28.5% open space. Therefore, most dimensional standards would be met. Staff would note that the petitioner has not determined the height of the proposed home. As required by the zoning ordinance, the proposed home shall not exceed 35 feet.

Per Zoning Ordinance and Infill housing guidelines, entries such as driveways are to be in the direction of where alleys are available. Additionally, front driveways are to be avoided whenever there is alley access. Per site plan, a proposed 21-foot-wide concrete driveway shall connect to the existing alley from the rear yard to meet parking requirements.

The Findings of Fact submitted by the applicant indicate that the proposed development would not be injurious to the public health, safety, morals, and general welfare of the community as the proposed residential structure is consistent with the zoning and use of the adjacent real estate. The Findings of Fact further explains that the vacant parcel will not be affected in any adverse manner as the owner is investing substantial funding for construction, utility, site improvements, parking, and green space. The complete Findings of Fact are provided in the Exhibits below.

Approval of this variance would allow the petitioner to build a single-family home on an otherwise vacant lot that follows the character of the neighborhood and achieves infill housing guidelines. The height of the building shall not exceed the maximum zoning requirement of 35 feet. Further additions and/or expansions shall be subjected to further petitions and public hearings. Staff recommends **approval** of this petition.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped; Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	D-5	North: Residential
South:	D-5	South: Residential
East:	D-5	East: Residential
West:	D-5	West: Residential
Thoroughfare Plan		
Parkway Avenue	Local Street	48-foot existing right-of-way and 48-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	

Wellfield Protection Area	No
Site Plan	7/6/2026
Site Plan (Amended)	N/A
Elevations	7/6/2026
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	7/6/2026
Findings of Fact (Amended)	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- 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 (pg. 33).

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

- Infill guidelines on building spacing recommend reinforcing spacing on the existing block with new construction reflecting and reinforcing the character of spacing found on its block (pg. 12).



**Department of Metropolitan Development
Division of Planning
Current Planning**

- Infill guidelines on driveways recommend avoiding front-loading garages and driveways where alleys are available. The Zoning Ordinance requires that entries should be clear and defined (page. 27).

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

2020DV1038; 714 E. Terrace Avenue (south of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a garage and the extension of a second-floor deck with an open space of 44% and a rear setback of five feet (60% open space and 20-foot setback required), **approved**.

2018HOV039; 1331 S. East Street (northwest of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for primary and accessory single-family residential uses (not permitted), including a single-family dwelling, with an eight-foot front setback (10-foot setback required) and the construction of a detached garage, with a three-foot side transitional yard (eight-foot side transitional yard along alley required), **approved**.

2017DV3040; 626 E. Terrace Avenue (southwest of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and an attached garage, creating 47% open space, with a six-foot front setback, six feet between primary buildings and a 10-foot rear setback (60% open space, 18-foot front setback or average, 10 feet between buildings, 20-foot rear setback required), **void**.

2017HOV091; 626 E. Terrace Avenue (southwest of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and an attached garage, creating 47% open space, with a six-foot front setback, six feet between primary buildings and a 10-foot rear setback (60% open space, 18-foot front setback or average, 10 feet between buildings, 20-foot rear setback required), **approved**.

2017DV3038; 514 E. Terrace Avenue (southwest of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling, with a breezeway and garage, with an eight-foot front setback, three feet between primary buildings, a three-foot rear setback and 49% open space (18-foot front setback, 10 feet between primary buildings, 20-foot rear setback and 60% open space required), **approved**.

EXHIBITS

2026-DV2-024; Aerial Map of Parcel 721 Parkway Ave

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2026-DV2-024; Aerial Map of Surrounding Homes that do not Meet Rear Setbacks

Aerial Map 1: 714 E. Terrance Avenue



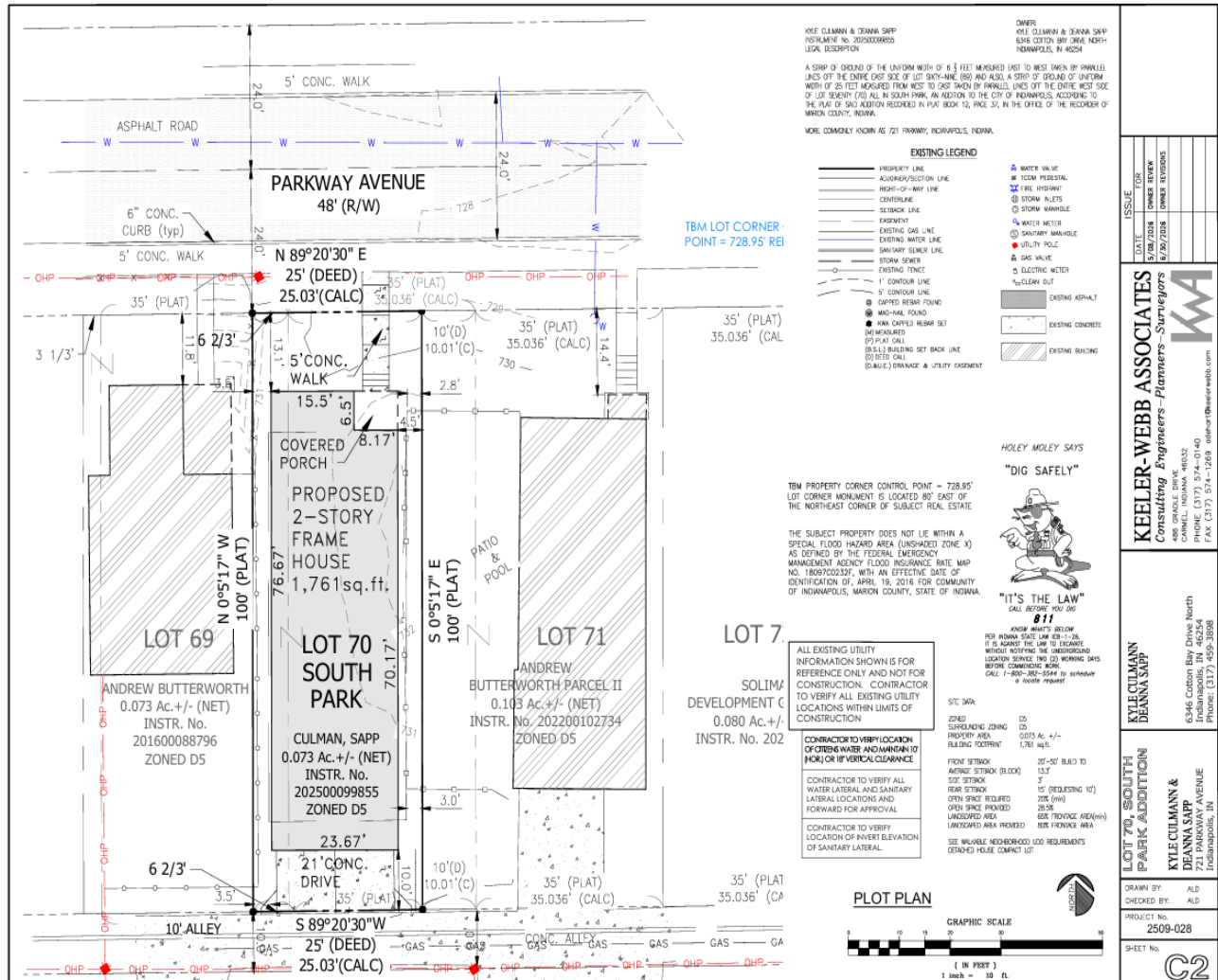
Aerial Map 2: 626 E. Terrance Avenue



Aerial Map 3: 514 E. Terrance Avenue



2026-DV2-024; Site Plan



2026-DV2-024; Development Statement

KEELER-WEBB ASSOCIATES

Consulting Engineers · Planners · Surveyors
TELEPHONE (317) 574-0140 www.keelerwebb.com
486 Grady Drive
Carmel, Indiana 46032

June 30, 2026

Attn: Plan Reviewer
City of Indianapolis Department of Metropolitan Development
200 E. Washington St.
Indianapolis, IN 46204

Re.: Kyle Culmann & Deanna Sapp
721 Parkway Ave., Indianapolis, Indiana
KWA Project No. 2509-028

LETTER OF INTENT

Keeler-Webb Associates is acting as agent surveyor/engineer for Kyle Culmann and Deanna Sapp the owners of the subject parcel. We are proposing to build a single-family home on the vacant property. The existing vacant site has all necessary utilities available to the site and will be accessed from the rear alley.

The owners are proposing to build a 2-story 1,761 sq.ft. footprint home on the 0.076 Ac. parcel. The size and dimensions of the home is impacted by the compact lot.

The UDO complicates and unnecessarily encumbers the property per the following section:

The Zoning Ordinance – Indianapolis-Marion County – Effective March 2, 2026

TABLE 742.103.03 – RESIDENTIAL BUILDING TYPE STANDARDS													
NAME/TYPE	LOT (MIN.) [1]		SETBACKS (MIN.)				BUILDING		Zoning Districts				
	AREA (S.F.)	WIDTH	FRONT	SIDE	CORNER	REAR	HEIGHT (FEET) [2]	OPEN SPACE [3]	DS	DSM	DR	DRS	
Detached House – Medium Lot	≥ 7.2K	60'		7'	10'	20'	35' / 2.5 story	60%	■	■			
Detached House – Small	≥ 5K	40'		5'	8'	20'	35' / 2.5 story	40%	■	■	■		
Detached House – Compact Lot	≥ 2.5K	25'		3'	8'	15'	35' / 2.5 story	20%	■	■	■	■	
Duplex (2 units)	≥ 7.2K	60'		5'	8'	20'	35' / 2.5 story	60%	■	■	■		
Multi-Unit House (2-4 units) – Small Lot	≥ 5K	40'		5'	8'	20'	35' / 2.5 story	40%	■	■	■		
Multi-Unit House – Compact Lot (2-4 units)	≥ 3.5K	35'		3'	8'	10'	35' / 2.5 story	20%	■	■	■	■	
Row House – Large Lot (2 – 8 units / building)	≥ 2K	20'		5' / 0' if party wall	8'	15'	40' / 3 story	15%		■	■	■	
Row House – Small Lot (2-12 units / building)	≥ 1.2K	16'		5' / 0' if party wall	8'	15'	40' / 3 story	10%			■	■	
Small Apartment (3 – 12 units)	4K – 12K	40' – 100'		5'	10'	10'	50' / 2-4 story	100 s.f. / unit			■	■	
Medium Apartment (13-50 units)	12K – 1ac	100' – 200'		5'	10'	10'	75' / 3-4 story	75 s.f. / unit				■	
Large Apartment (51+ units)	≥ 1 ac	150' min.		5'	10'	10'	150' / 3-12 story	60 s.f. / unit				■	

1

Table 742.103.03 – Residential Building Type Standards

Detached House – Compact House Rear yard 15'

Strict application of this section of the UDO prevents the owners from building the proposed single-family residence. There will be minimal disturbance of land as the structure is being constructed on the compact lot.

Storm water from the proposed structure will be collected via gutters and downspouts which will drain into downspout underdrains to the existing storm sewers in Parkway Avenue. The total disturbance of land is less than 0.073 Acre (2,503 sq.ft.).

Construction is planned to begin immediately upon approval of this development standard variance followed by submitting permit review and approval by all appropriate agencies with the intention of pulling permits as soon as possible.

There is sufficient capacity of all the utilities available to this site or in the road. This project also will not change the level of service on any adjacent roads. This project is being submitted for your review and comment prior to issuing plans for permits. If there are any questions or concerns, please do not hesitate to contact us at any time.

Respectfully,
KEELER-WEBB ASSOCIATES



Adam DeHart, PS, EMT-P, CPESC, CESSWI
Project Manager

2026-DV2-024; 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:

it is unlikely that the variance request would be injurious to the public health, safety, morals and general welfare of the community as the proposed residential structure is consistent with the zoning and use of the adjacent real estate.

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:

it is unlikely that the use and value of the adjacent undeveloped property will be affected in an adverse manner. The owner is investing substantial money including constructing the structure, utility, site improvements, parking, and green space.

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

Strict application of the UDO would result in the inability to construct the structure on the real estate.

2026-DV2-024; Photographs

Photo 1: Subject Site View to the North (Front)



Photo 2: Subject Site View to the East



Photo 3: Subject Site View to the South (Rear)



Photo 4: Subject Site View to the West

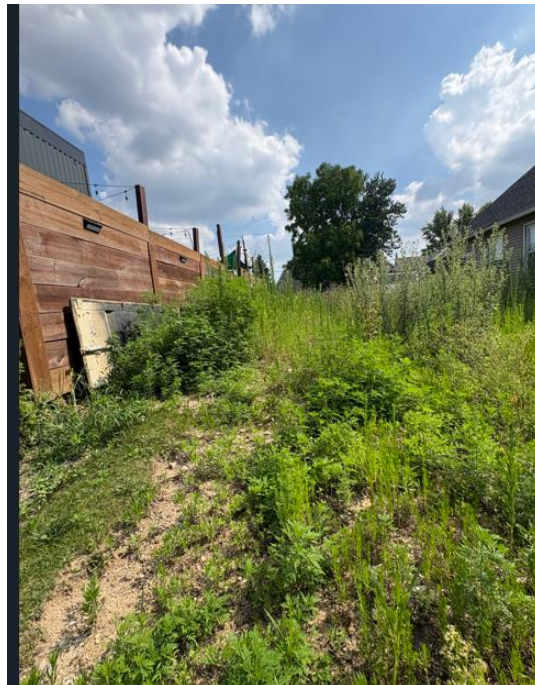


Photo 5: Subject Site View of Rear Alley Access

