

Board of Zoning Appeals Division III

March 17, 2026

Case Number:	2026-DV3-005
Property Address:	1759 West Morris Street (<i>approximate address</i>)
Location:	Center Township, Council District #18
Petitioner:	Lyles Construction Group by Matthew Lyles
Current Zoning:	C-4 (pending rezone to D-8)
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 5-foot side setback (minimum 8 feet required).
Current Land Use:	Developed, Single-Family Residence
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 1759 West Morris Street is a corner parcel on the southeastern corner of west Morris Street and Lee Street. The property appears to have first been developed as a single-family residence before being converted into a chiropractic office (see Photo 1 of Exhibits). Between 2019 and 2024, this property appears to have reverted to a use as a single-family residence. Adjacent land uses, while seemingly residential in nature are zoned C-4. To the south of this property, separated by an alley is a residential neighborhood zoned D-5. This property has access to an improved alley in the south.
- The property is currently in the process of being rezoned from C-4 to D-8 to facilitate the remodeling of, and addition to, the existing single-family structure. The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed-use areas, or for infill situations in established urban areas, including medium and high-density residential. Similarly, the West Indianapolis Neighborhood Land Use Plan, classifies this property as being suitable for residential development greater than 5.00 and equal to or less than 8.00 units per acre. The proposed zoning and land use would be consistent with the Comprehensive Plan recommendation.

- With a lot size just above 5,600 square feet and a lot width of 40 feet, this property would be considered a detached house small lot by D-8 standards. Under such standards, a corner side setback must be 8 feet. The pre-existing structure has a corner setback of 5 feet. Site plans provided show that part of the existing foundation will be removed and replaced along the existing 5-foot setback. While the property would have been considered a legal non-conformity in its previous C-4 classification, a combination of rezoning and remodeling means that the property must meet the standards of its new zoning classification.
- Approval of this variance request would allow the petitioner to build and add to the existing structure along the existing footprint. Strict adherence to the Ordinance would not be possible unless the existing structure were demolished which presents a practical difficulty.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Developed; Residential	
Comprehensive Plan	Dwellings 5.0 – 8.0 Units per Acre	
Surrounding Context	Zoning	Surrounding Context
	North: C-4	North: Residential
	South: D-5	South: Residential
	East: C-4	East: Residential
	West: C-4	West: Residential
Thoroughfare Plan		
Morris Street	Primary Arterial	48-foot existing right-of-way and 48-foot proposed right-of-way
Lee Street	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	2/5/2026	
Site Plan (Amended)	N/A	
Elevations	2/5/2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	2/5/2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- West Indianapolis Neighborhood Land Use Plan (2011)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Neighborhood / Area Specific Plan (etc.) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The West Indianapolis Neighborhood Land Use Plan recommends this property for residential with a density of 5.00 to 8.00 units per acre.

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

2025ZON134; 1759 West Morris Street, Rezoning of 0.129 acres from the C-4 district to D-8 to provide for residential uses, **ongoing**.

ZONING HISTORY – VICINITY

97-Z-139; 1727 West Morris Street (one block east of site), Rezoning of 1701 through 1731 of West Morris Street to D-5, **approved**.

2024ZON033; 1802 and 1808 West Morris Street (northwest of site), Rezoning of 0.31 acres from the C-4 district to the D-5 to allow for the construction of two single-family homes, **approved**.

EXHIBITS

2025ZON134; Aerial Map



2025ZON134; Photographs



Photo 1: Subject Parcel from Morris Street

2025ZON134; Photographs (continued)



Photo 2: Google Image of subject parcel (from Morris Street) in 2019 as chiropractic clinic.

2025ZON134; Photographs (continued)



Photo 3: 2024 Google Image of subject parcel highlighting narrow side setback off Lee Street.

2025ZON134; Photographs (continued)



Photo 4: Surrounding Properties to the west on Morris Street

2025ZON134; Photographs (continued)



Photo 5: Surrounding properties to the east on Morris Street

2025ZON134; Photographs (continued)



Photo 6: Subject property from rear alley looking north

2025ZON134; Photographs (continued)



Photo 7: Rear alley and garage looking west