

**BOARD OF ZONING APPEALS DIVISION I**

**July 07, 2026**

**Case Number:** 2026-DV1-029

**Property Address:** 1114 Roache Street (approximate address)

**Location:** Center Township, Council District #12

**Petitioner:** Joseph Csikos, by Canal Village III LP

**Current Zoning:** ID-5

**Request:** A variance of development standards of the Consolidated Zoning and Subdivision Ordinance to permit construction of a new single-family residence with a five-foot corner side yard (minimum eight-foot corner side yard required), and within the Clifton Avenue/Roache Street collector-street clear-sight triangle (not permitted).

**Current Land Use:** Residential

**Staff**

**Recommendations:** Staff recommends **approval** of this petition)

**Staff Reviewer:** Adrienne Baker, Principal Planner II

**PETITION HISTORY**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff are recommending **approval** of the variance

**PETITION OVERVIEW**

- This site is a 3,777-square foot residential lot in Braden's North Indianapolis Subdivision in the Near Westside—Riverside Neighborhood. This site is located east of the Indianapolis Water Company Canal, and southwest of the Interstate-65 exit on Dr. Martin Luther King, Jr. Street. Several IndyGo Bus Routes are located nearby, including Route #15 one block to the north, and Routes #30 and #34 four blocks to the east. The surrounding area is mostly residential with some commercial and industrial uses west of the canal and to the east along Dr. Martin Luther King, Jr. Street.
- However, on corner lots in the D-3, D-4, D-5, D5II, and D-8 districts in the Compact Context Area, the front lot line is along the street that has the greater number of lots fronting upon it and the other lot line along a right-of-way is to be considered a side lot line. (pg. 44)

- The D-5 zoning district is intended for medium and large-lot housing formats (primarily detached houses) either within new walkable suburban neighborhood contexts or for infill situations within established urban areas. Similarly, the United Northwest Neighborhood Plan identifies these sites as “prime area for new residential development” and recommends a density of 3.5 to 5 units per acre (typical for single-family residences). Additionally, Infill Housing Guidelines indicate that spacing between properties should reinforce spacing on the existing block, that uncharacteristically large gaps between houses should be avoided, and that adequate room should remain between structures for maintenance.
- The Findings of Fact submitted by the applicant indicate that the proposed development would facilitate reinvestment within an area characterized by high poverty rates, adhere to applicable infill development and walkable neighborhood principles, and expand the availability of housing options across a range of price points. The Findings further identify the need for ADA-compliant front entry features and reference the involvement of the Canal Village III Tax Credit project in advancing the development of these properties for affordable housing. The complete Findings of Fact are provided in the Exhibits below.
- The clear-sight triangular area is formed by the right-of-way centerline and the centerline of the driveway and the line connecting the two end points. In districts other than Industrial districts, the distance along the centerline of the driveway must extend 20 feet from the street edge of pavement extended across the driveway. The distance along the right-of-way centerline must be 150 feet for a collector street.

## GENERAL INFORMATION

|                                   |                                            |                                                                 |
|-----------------------------------|--------------------------------------------|-----------------------------------------------------------------|
| <b>Existing Zoning</b>            | D-5                                        |                                                                 |
| <b>Existing Land Use</b>          | Residential                                |                                                                 |
| <b>Comprehensive Plan</b>         | Planned Development, Primarily Residential |                                                                 |
| <b>Surrounding Context</b>        | <b>Zoning</b>                              | <b>Surrounding Context</b>                                      |
| North:                            | D-5, C-3, and D-8                          | North: Planned Development                                      |
| South:                            | D-8 and I-2                                | South: Planned Development                                      |
| East:                             | C-3 and D-5                                | East: Planned Development                                       |
| West:                             | D-8                                        | West: Planned Development                                       |
| <b>Thoroughfare Plan</b>          |                                            |                                                                 |
| Roache Street                     | Primary Collector                          | 56-foot existing right-of-way and 56-foot proposed right-of-way |
| Clifton Street)                   | Primary Collector                          | 56-foot existing right-of-way and 56-foot proposed right-of-way |
| <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>                  | May 29, 2026                               |                                                                 |

|                                   |              |
|-----------------------------------|--------------|
| <b>Site Plan (Amended)</b>        | NA           |
| <b>Elevations</b>                 | May 29, 2026 |
| <b>Elevations (Amended)</b>       | NA           |
| <b>Landscape Plan</b>             | NA           |
| <b>Findings of Fact</b>           | May 29, 2026 |
| <b>Findings of Fact (Amended)</b> | NA           |

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- “The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book”.

### Pattern Book / Land Use Plan

- Enter Recommendation by Pattern Book or “Not Applicable to the Site. Please see Neighborhood / Area Specific Plan (etc.) below”. “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”.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site

### Neighborhood / Area Specific Plan

- United Northwest Neighborhood Plan (2008) recommends planned development, primarily residential. “This land use is envisioned as being predominately residential and may include supportive commercial and/or industrial development. All land uses must conform to the dwelling district regulations. Densities and development are regulated and reviewed by the Metropolitan

Development Commission. Creative site planning, variety in physical development, and imaginative uses of open space are objectives.

### **Infill Housing Guidelines**

- The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts”.

These guidelines apply to infill development in residential areas within the Compact Context Area and include the following features:

#### **Site Configuration**

- Front Setbacks
- Building Orientation
- Building Spacing
- Open Space
- Trees, Landscaping, and the Outdoors

#### **Aesthetic Considerations**

- Building Massing
- Building Height
- Building Elevations and Architectural Elements

#### **Additional Topics**

- Secondary Dwelling Units, Garages, and Accessory Structures
- Adapting to the Future

“As established neighborhoods experience new development, infill residential construction will provide housing options for new and existing residents. Increased population contributes positively to the local tax base, economic development, lively neighborhoods, and an interesting city. As infill construction occurs; it is important to guide development in a way that complements current neighborhoods. Each home in a neighborhood not only contributes to the existing context of adjoining houses and the block, but to the sense of place of the entire neighborhood”.

“If setbacks are varied, new construction should fall in range between the shortest and longest distances from the right-of-way (i.e. streets or sidewalks) to houses”.

“On conforming corner sites where two streets meet, building setbacks should reflect context from both streets”.

### **Indy Moves**

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

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area”.

The following listed items describe the purpose, policies, and tools:

- Classify roadways based on their location, purpose in the overall network and what land they use.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW) identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

## ZONING HISTORY

### ZONING HISTORY – SITE

NA

### ZONING HISTORY - VICINITY

**2025-CPL-817 / 2025-CVR-817; 866 West 26th Street (east of site)**, requested approval of a Subdivision Plat to be known as Replat of Lot 24 and part of Lot 23 in Block 29 in Roaches North Indianapolis Addition, dividing 0.13 acre into two lots and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two, single-family detached dwellings, with reduced lot square footage, lot width and side yards, **pending**.

**2020-ZON-052; 1077 West 27th Street and 1149 Roache Street (south of site)**, requested rezoning of 0.22 acre from the C-3 and I-2 districts to the D-8 district, **approved**.

**2018-CZN-835 / 2018-CVR-835. 1066, 1114, 1121 and 1122 Roache Street, 1002 and 1102 West 28<sup>th</sup> Street, 1045 Udell Street and 2702 Clifton Street (east of site)**, requested rezoning of 0.70 acre from the C-1 (W-5), C-3 (W-5) and I-2 (W-5) districts to the D-5 (W-5) classification; and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-family dwelling on a 5,760-square foot lot (7,200 square feet) at 1122 Roache Street, to provide for single-family dwellings with 620-square foot main floor areas at 1002 and 1102 West 28th Street and 1045 Udell Street and 1121 Roache Street, to provide for a single-family dwelling with 1.5 and two-foot side setbacks and two feet between dwellings at 1066 Roache Street and to provide for a single-family dwelling at 1045 Udell Street, with 4.5 feet between dwellings, **approved and granted**.

**2018-ZON-114; 1005 and 1025 West 25th Street, 1073 West 27th Street, 1252 West 30th Street, 2534 and 2646 Burton Avenue, 1175 Udell Street, 1111 Eugene Street and 2605 Rader Street (east of site)**, requested rezoning of 1.6 acres from the C-1 (W-5), C-3, C-3 (W-5), I-2 (W-5) and I-3 (W-5) districts to the D-5 and D-5 (W-5) classification, **approved**.

**2018-ZON-097; 1117 Roach Street (west of site)**, requested rezoning of 0.09 acre from the I-2 (W-5) district to the D-5 (W-5) classification, **approved**.

**2005-ZON-207; 1031, 1033, 1058, 1062, AND 1159 Udell Street (north of site)**, requested rezoning of 0.43 acre from C-3 (W-5) and PK-1 (W-5) Districts to the D-5 (W-5) classification to provide for the construction of five single-family dwellings, **approved**.

**2005-ZON-119; 1059 and 1061 Udell Street (north of site)**, requested rezoning of 0.173 acre, being in the C-3 (W-5) district, to the D-5 (W-5) classification to provide for residential uses, **approved**.

**2004-UV2-024, 1209 West Eugene Street (north of site)**, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a church parking lot (not permitted), **granted**.



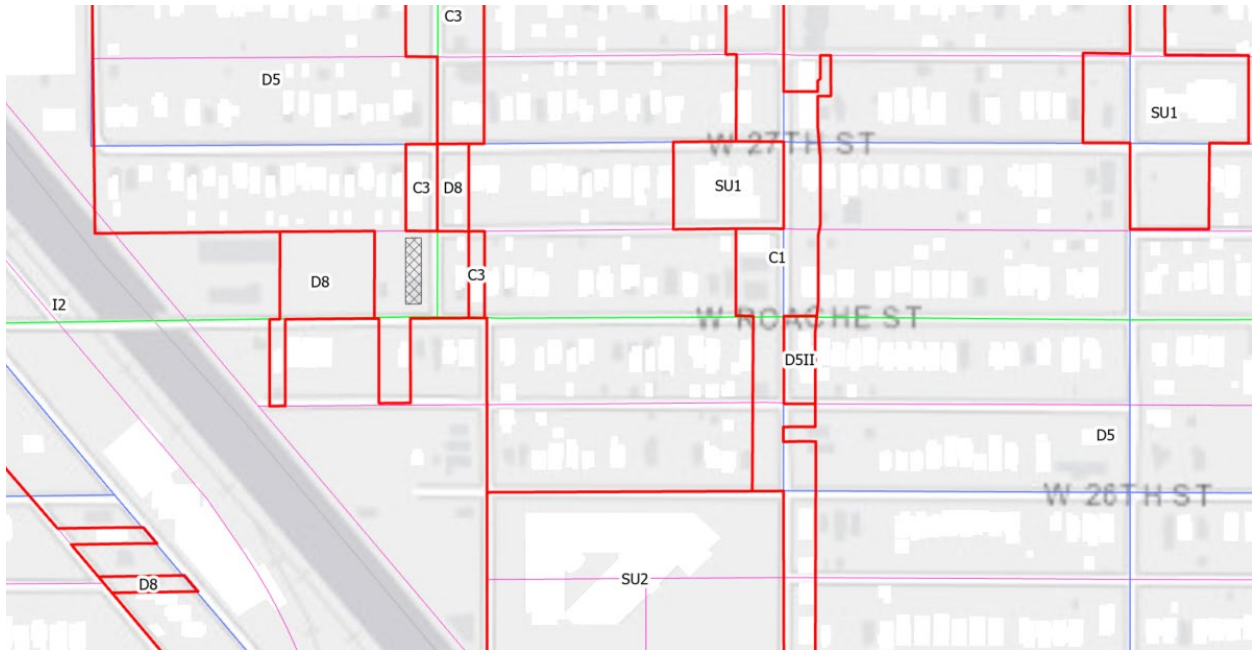
Department of Metropolitan Development  
Division of Planning  
Current Planning

**2002-ZON-059, 962 and 970 West 30th Street (north of site)**, requested rezoning of 0.30 acre from the C-3 district to the D-5 district to provide for single-family residential development, **granted**.

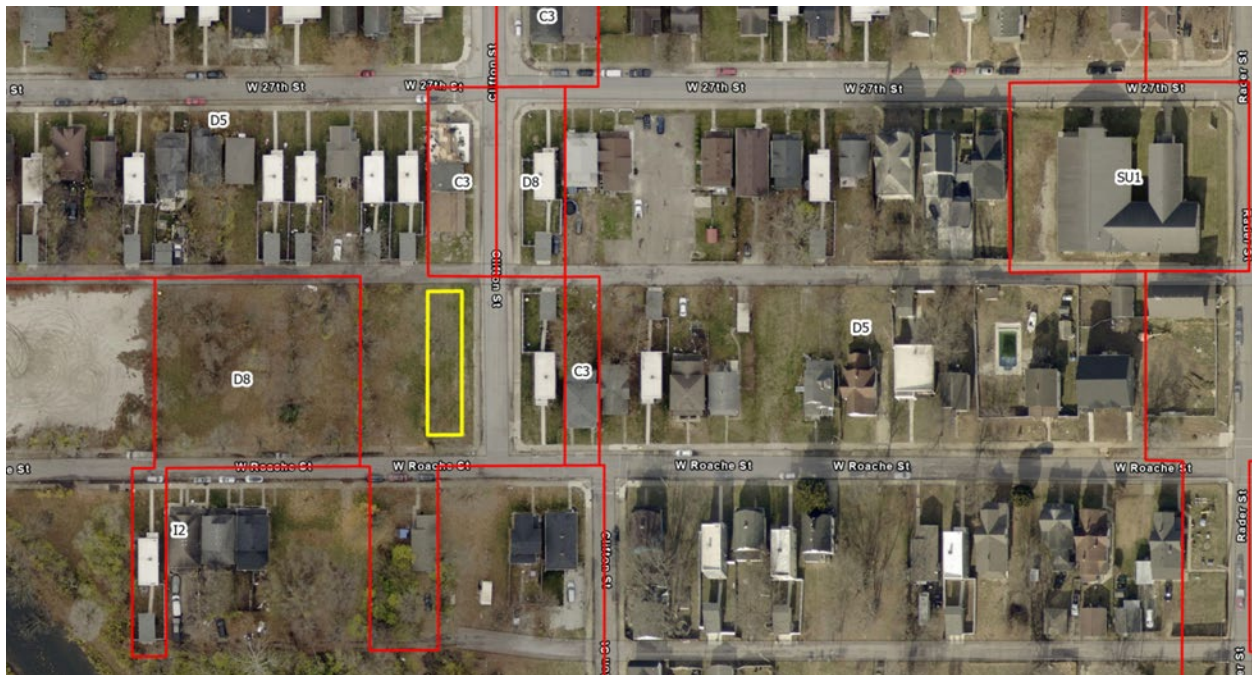
**2002-DV3-048, 430, 431, 434, 438, and 625 West 28th Street, 842, 846, and 917 West 29th Street, 1141 West 27th Street, 530 West 26th Street, 538, 542, and 754 West 25th Street 1021 and 1141 West 30th Street, 850, 854, 858, 1139, 1241, and 1245 Eugene Street, and 806 Udell Street (north of site)**, requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of townhomes with 580 square feet of main floor area (minimum 660 square feet of main floor area required), with a minimum 6-foot front setback, **granted**.

**EXHIBITS**

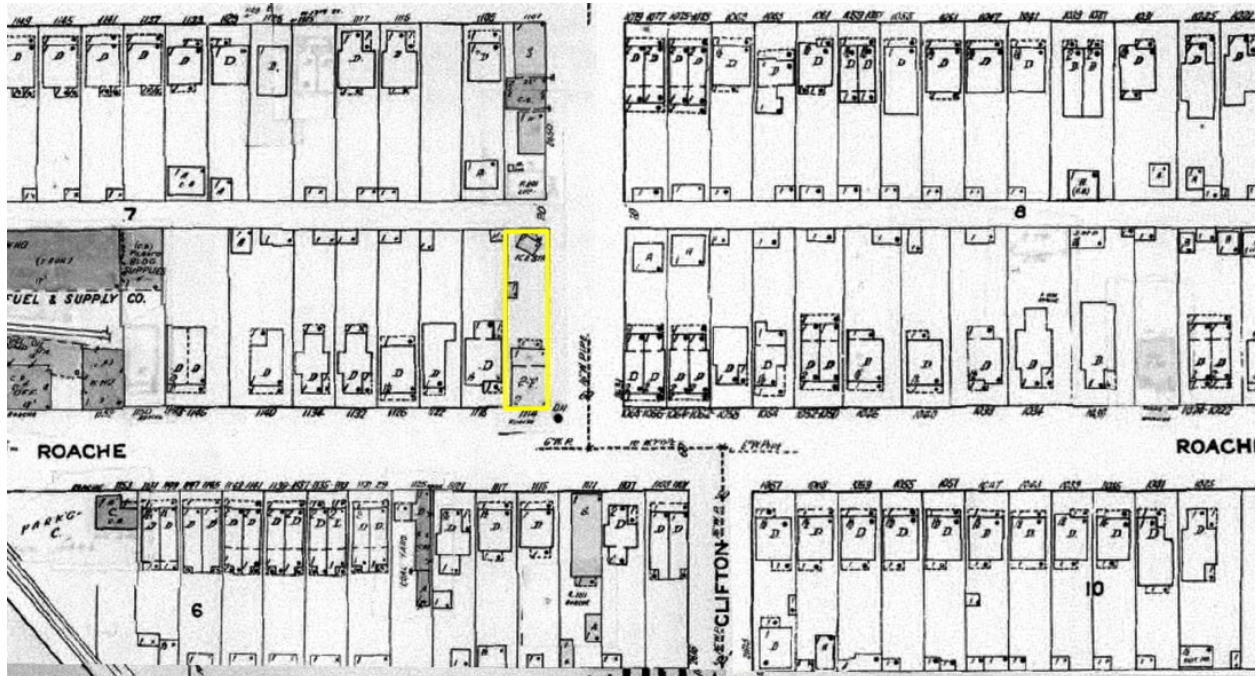
**2026DV1029 : Zoning Map**



**2026DV1029 : Aerial Map**

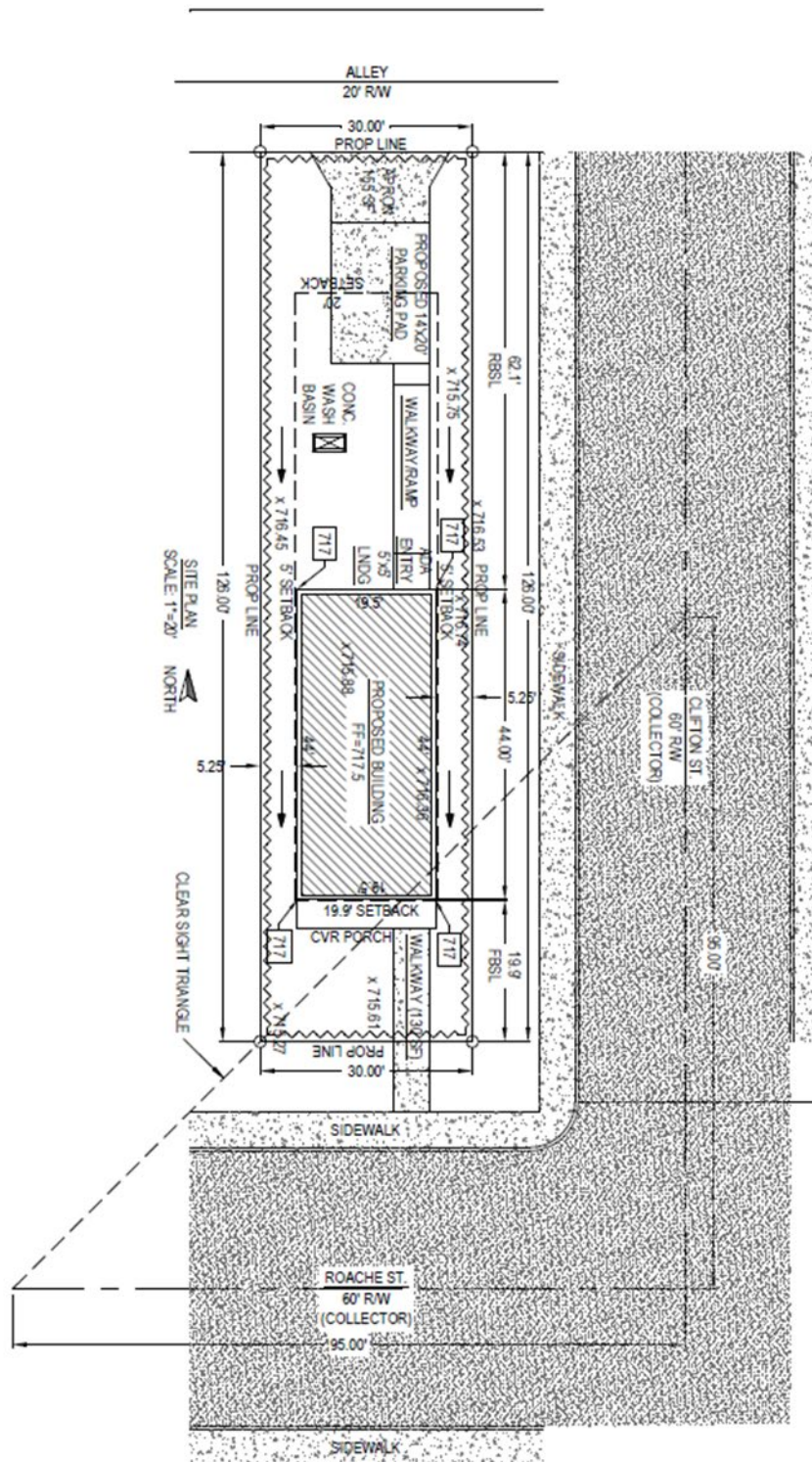


**2026DV1029 : 1956 Sanborn Map**

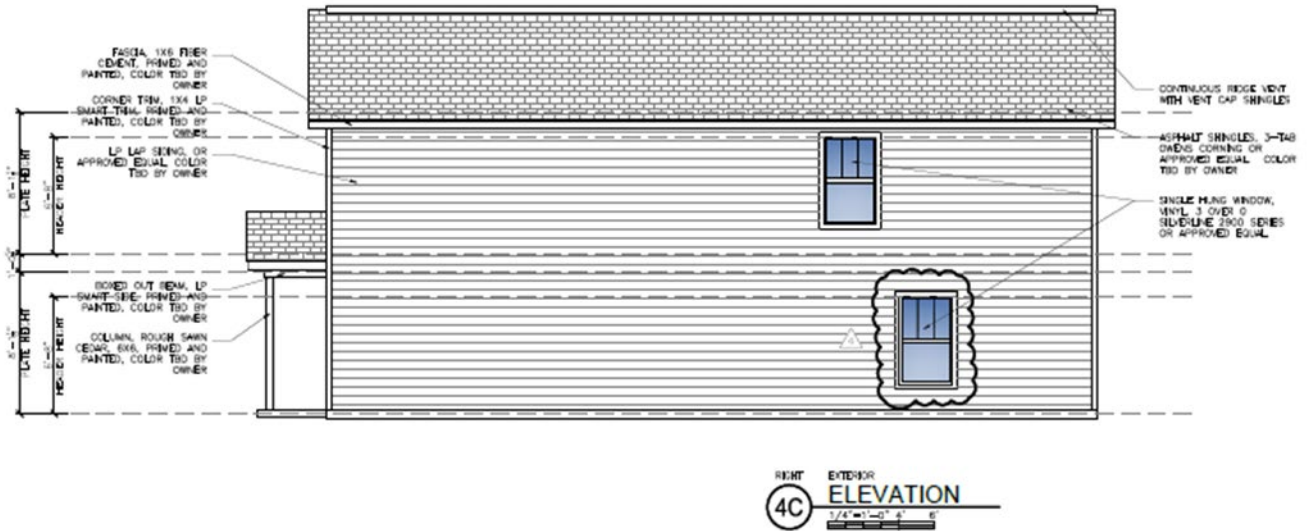


**2026DV1029 : 1956 Sanborn Map**

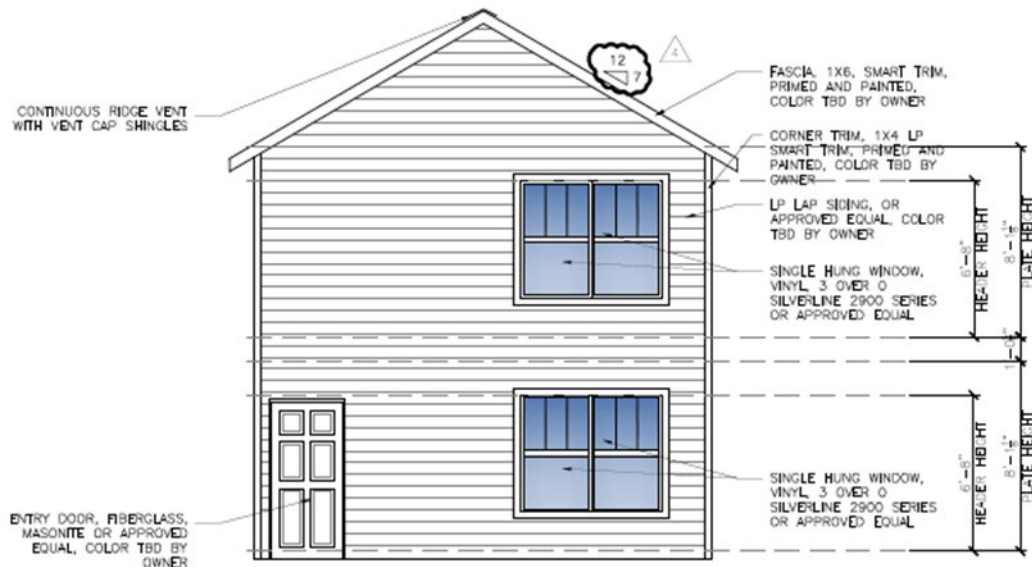




**2026DV1029 : Elevations**



**2026DV1029 : Elevations**



REAR EXTERIOR  
**2C ELEVATION**  
 1/4"=1'-0" 4' 6'



FRONT EXTERIOR  
**2A ELEVATION**  
 1/4"=1'-0" 4' 6'

**2026DV1029 : Findings of Fact**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The granting of the variance will not be injurious to the public health, safety, morals, and general welfare of the community as the roadways bordering the subject property, although classified as collector streets, carry extremely low AADT. According to the Indianapolis MPO; Replica 2024 AADT Estimates, Roach Street sees an AADT of 146, with Clifton St seeing an AADT of 168. These traffic volumes are more indicative of a local street classification. Additionally, the intersection is stop controlled on Clifton St. Roache St also permits parking on both sides of the street effectively acting as traffic calming along the corridor.

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 proposed site plan is consistent with the use and character of the surrounding neighborhood by maintaining traditional setback dimensions and structure orientation to the public space. The corner side setback proposed is consistent with other structures, both traditional and redeveloped, along the Clifton St corridor. The encroachment into the clear sight triangle permits the front yard setback, along Roache St, to be consistent with the block and neighborhood as a whole which will not impact the use or value of the area adjacent to the proposal in a substantially adverse manner.

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

The strict application of the terms of the zoning ordinance results in a practical difficulty for the development of the parcel as:

(1) meeting the required corner side setback would result in a reduced side yard on the west property line requiring a variance or reduction of the living area of the proposed structure and (2) shifting the structure to meet the collector street standard for clear sight at the intersection results in a reduction of usable rear yard space as well as shifting the structure away from the Roache St frontage resulting in a setback that is inconsistent with the surrounding block and, likely, contrary to the Walkable Neighborhood Design Standards within Section 744-701 and the Infill Housing Guidelines.

**2026DV1029 : Site Photos**



Looking South towards the intersection of Clifton and Roache



Looking East



Looking Southeast



Looking Northeast



Looking East



Looking Southeast towards the alley



Looking West towards Clifton Street



Looking East down Roache Street