

Board of Zoning Appeals Division I

July 7, 2026

Case Number: 2026-UV1-013

Property Address: 8005 East Thompson Road (*approximate address*)

Location: Franklin Township, Council District #25

Petitioner: Sergio Pantoja Sanchez, by Justin Kingen

Current Zoning: D-A

Request: Variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for a commercial contractor producing canopies, awnings, and similar fabric material to operate within an existing detached accessory structure (non-agricultural commercial operations not permitted within D-A) and a Variance of Development Standards to permit a 4,218-square-foot barn being larger than the 1,960-square-foot dwelling (barns in the D-A district may only be larger than primary dwellings if used for agricultural-related purposes).

Current Land Use: Single-family home; pole barn

Staff Recommendations: Staff recommends **approval** of this petition, subject to commitments and the plan of operations.

Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

This petition was continued from the June 2nd, BZA I hearing.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition, subject to commitments, as noted below, and the plan of operations.

PETITION OVERVIEW

- 8005 East Thompson Road is an 8.798-acre parcel that is currently developed with a single-family home and a pole barn towards the front of the lot. While the home appears to have been built around 2003, property records seem to indicate the existence of the pole barn since the early 1980s. Prior to 2003, it appears a different house existed on the property. This house is much closer to Thompson Road, with its front building line ahead of the barn. The area where the current house stands appears to have been used for agricultural purposes. The property is currently zoned D-A. Properties immediately to the west are zoned D-A while those immediately to the east are zoned D-4. Across Thompson to the north, properties are zoned D-2 and D-P. To the south, properties are zoned D-3 and D-4.

- According to the Ordinance, the D-A district “holds the agricultural lands of Marion County and provides for a variety of agricultural uses. It is intended to provide for animal and poultry husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, apiaries, aquaculture, hydroponics, together with necessary, accompanying necessary uses, buildings, or structures for housing, packing, treating, or storing said products; or lands devoted to a soil conservation or forestry management program. A single-family dwelling is intended to be permitted as part of such agricultural uses. A secondary provision of this district is a large estate development of single-family dwellings. This district fulfills the very low density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities.”
- The Ordinance defines Commercial and Building Contractor as an “establishment or activity that supplies materials and labor to fulfill work at a remote site, typically a building trade or activity associated with construction or maintenance.” The Ordinance goes on to specifically list contractors for awnings as part of this definition.
- While the site in question is within the Suburban Neighborhood land use typology, it directly borders the Community Commercial typology to the west. Although this typology provides some context for commercial use in the area, staff will note that the Commercial and Building Contractor use is not a by-right use until the C-5 district, a district more compatible with the Heavy Commercial typology.
- Staff will note, however, that the manufacturing of the fabric or textile material of the awnings/canopies can represent a less intense use than one where the manufacturing of framing for said awnings/canopies is also conducted. This lower intensity use better fits within the community commercial context and steps can be taken to mitigate the intensity. As such, staff would request the following commitments:
 - That the use is limited to the manufacturing of fabric and textiles for canopies and awnings and that no manufacturing of the frames to support such awnings/canopies is to be done.
 - That the pole barn be restricted to its existing square footage and that all operations are conducted within the existing pole barn
 - That no outdoor storage or operations occur, except the parking of no more than 4 commercial vehicles
 - That, should this petition be granted, the petitioner will, at their own expense, close the eastern curb cut on their property within 180 days of this petition’s approval.
 - That the petitioner will provide landscaping plan showing screening on the northern and eastern sides of the barn as well as the parking area by the barn’s eastern bay doors. This plan shall be subject to the Administrator’s approval.
 - That approval of this petition be conditioned to the Plan of Operations submitted in the petitioner’s filing. Where the Plan of Operations and commitments conflict, the commitments shall control.
- The size of the current barn limits the scope and intensity of the use to something that better fits within the community commercial typology directly to the west of this parcel. A contractor use requiring a larger space would be indicative of overdevelopment and an intensity not compatible with this area.
- Providing a single curb cut would give the property more a residential appearance and would visually tie in with other residential properties along Thompson Road.

- Finally, landscaping along the barn and parking pad would help to screen the parked trucks.
- This narrow use of the fabrication of textiles for awnings/canopies represents a less intense use than many other commercial and building contractor uses. Furthermore, the commitments suggested by staff make this visually less intense than other commercial building and contractor enterprises. This specific use fits within a community commercial context and fits the site. For these reasons, staff recommends approval of the petition, subject to the aforementioned commitments.
- Staff will note that our recommendations are case specific and based on factors like intensity and surrounding context. Approval of this petition should not be construed as a precedent for other petitions.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Single-Family Residence; Pole Barn	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
	North: D-2 / D-P	North: Residential
	South: D-4 / D-3	South: Residential
	East: D-4	East: Residential
	West: D-A	West: Residential
Thoroughfare Plan		
Thompson Road	Primary Arterial	75-foot existing right-of-way and 119-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	4/28/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	4/28/2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

The Suburban Neighborhood typology is predominantly made up of single-family housing, but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 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

- Not Applicable to the Site

Infill Housing Guidelines

- Building Elevations and Architectural Elements
 - Architectural elements contributed to the character of the neighborhood, and neighborhoods benefit by new buildings relating to and complementing the surrounding style.
 - Front entry features create “human-scale” massing elements that relate buildings to the frontages and streetscape and social spaces that activate that streetscape. They provide endless opportunities for unique design with subtle variations to building patterns but create a consistent form and scale along streets. This helps reinforce a neighborhood character by creating distinctions between the same or similar building type and creating compatible relationships between buildings of different size or type.

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

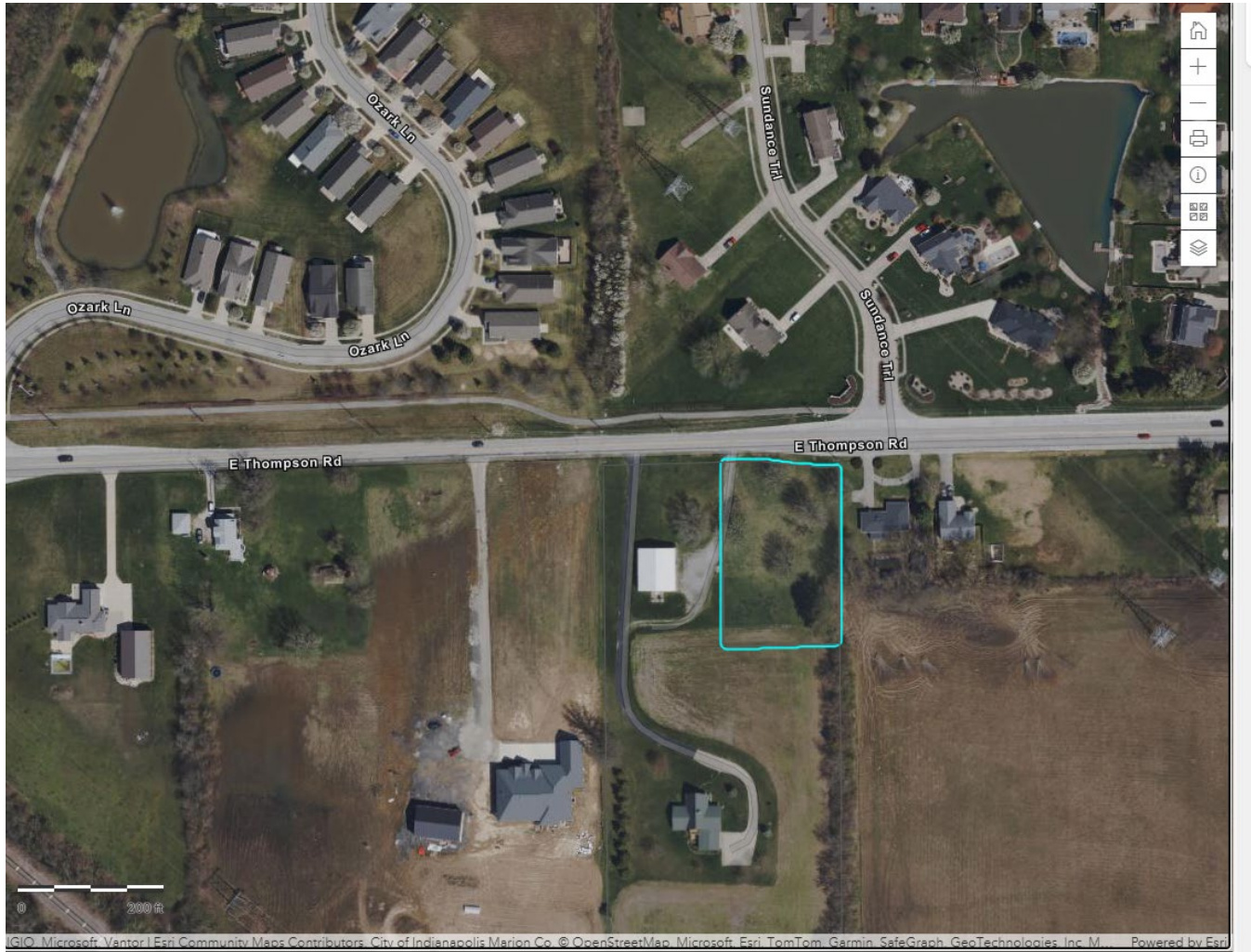
86-Z-272; 8124 East Thompson Road (north of site); Rezoning of 66.16 acres from the A-2 district to the D-2 district to provide for residential use by platting, **approved.**

2004-ZON-803; Multiple addresses along Hanna Avenue and Ferguson Road (north of site), Rezoning of 231.8 acres from the D-A and D-2 districts to the D-P district, **approved.**

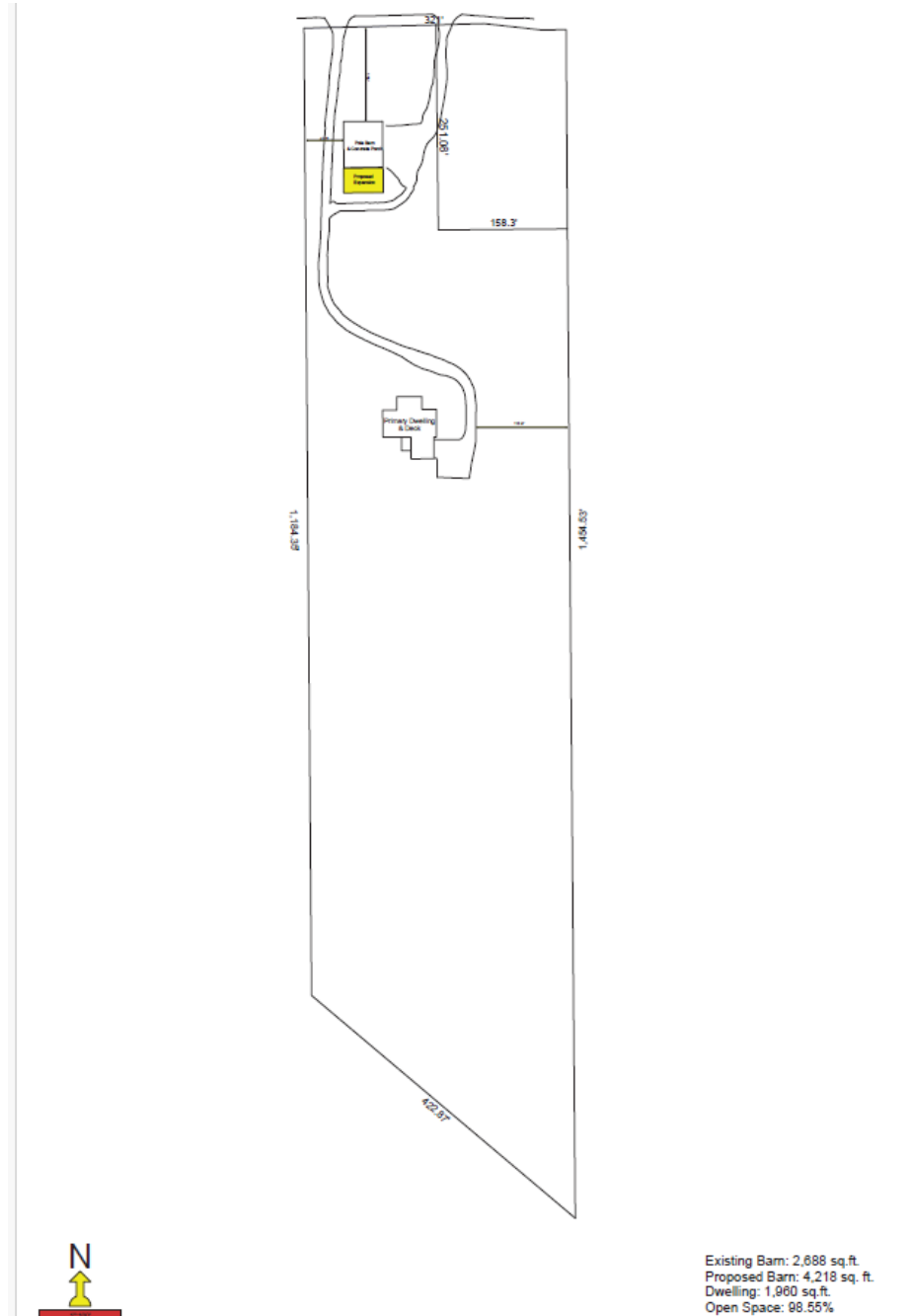
2004-ZON-028; 5332 South Franklin Road (east of site), Rezoning of 75.3 acres from the D-A district to the D-4 district to provide for single-family residential development, **approved.**

EXHIBITS

2026UV1013; Aerial Map



2026UV1013; Site Plan



The site plan is to be amended to show the barn maintaining its existing size

2026UV1013; Photographs



Photo 1: View of pole barn from driveway off Thompson Road

2026UV1013; Photographs (continued)



Photo 2: Surrounding land context to the east

2026UV1013; Photographs (continued)



Photo 3: Surrounding context to the north

2026UV1013; Photographs (continued)



Photo 4: Surrounding context to the west.

2026UV10013; Photographs (continued)



Photo 5: View of single-family home in background