

**BOARD OF ZONING APPEALS DIVISION III**

**August 19, 2025**

**Case Number:** 2025-SE3-001  
**Property Address:** 420 North Galeston Avenue (approximate address)  
**Location:** Warren Township, Council District #14  
**Petitioner:** Eduardo Vasquez  
**Current Zoning:** D-3 (FW) (FF)  
**Request:** Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a manufactured home.  
**Current Land Use:** Vacant  
**Staff Recommendations:** Staff **recommends approval** of this petition  
**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

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

**PETITION OVERVIEW**

- This petition would allow for the location of a manufactured home.
- The subject site is vacant, zoned D-3, and is located within the Floodplain and partially within the Floodway. The site contained a single-family residence as recently as 2013, which was subsequently demolished via DEM13-00283 and WRK13-00091. The request would provide for the placement of a manufactured home on site, with the submitted site plan indicating that all development standards would be met and that the structure would not be located within the Floodway (the structure would be located within the Floodplain).
- The petition is consistent with the recommendations of the Comprehensive Plan, which recommends low density residential development. Likewise, the orientation and elevations of the proposed residence would be consistent with other dwellings in the area, most of which are one-story frame homes with shallow pitched roofs. Given that the proposal would meet development standards (including being located outside of the Floodway), would match surrounding housing characteristics, and would be in line with the Comprehensive Plan, Staff is unopposed to the request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-3 (FW) (FF)	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b>Surrounding Context</b>
North:	D-3 (FW) (FF)	North: Single-family residential
South:	D-3 (FW) (FF)	South: Vacant
East:	D-3 (FW) (FF)	East: Single-family residential
West:	D-3 (FW) (FF)	West: Single-family residential
<b>Thoroughfare Plan</b>		
North Galeston Avenue	Local Street	50 feet of right-of-way existing and 50 feet proposed
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	Yes, Floodway, 100-year floodplain, 500-year floodplain	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	6/23/25	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	6/23/25	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	6/23/25	
<b>Findings of Fact (Amended)</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan pattern Book recommends the Suburban Neighborhood 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)

- Not Applicable to the Site.

## ZONING HISTORY

### ZONING HISTORY – SITE

N/A

### ZONING HISTORY – VICINITY

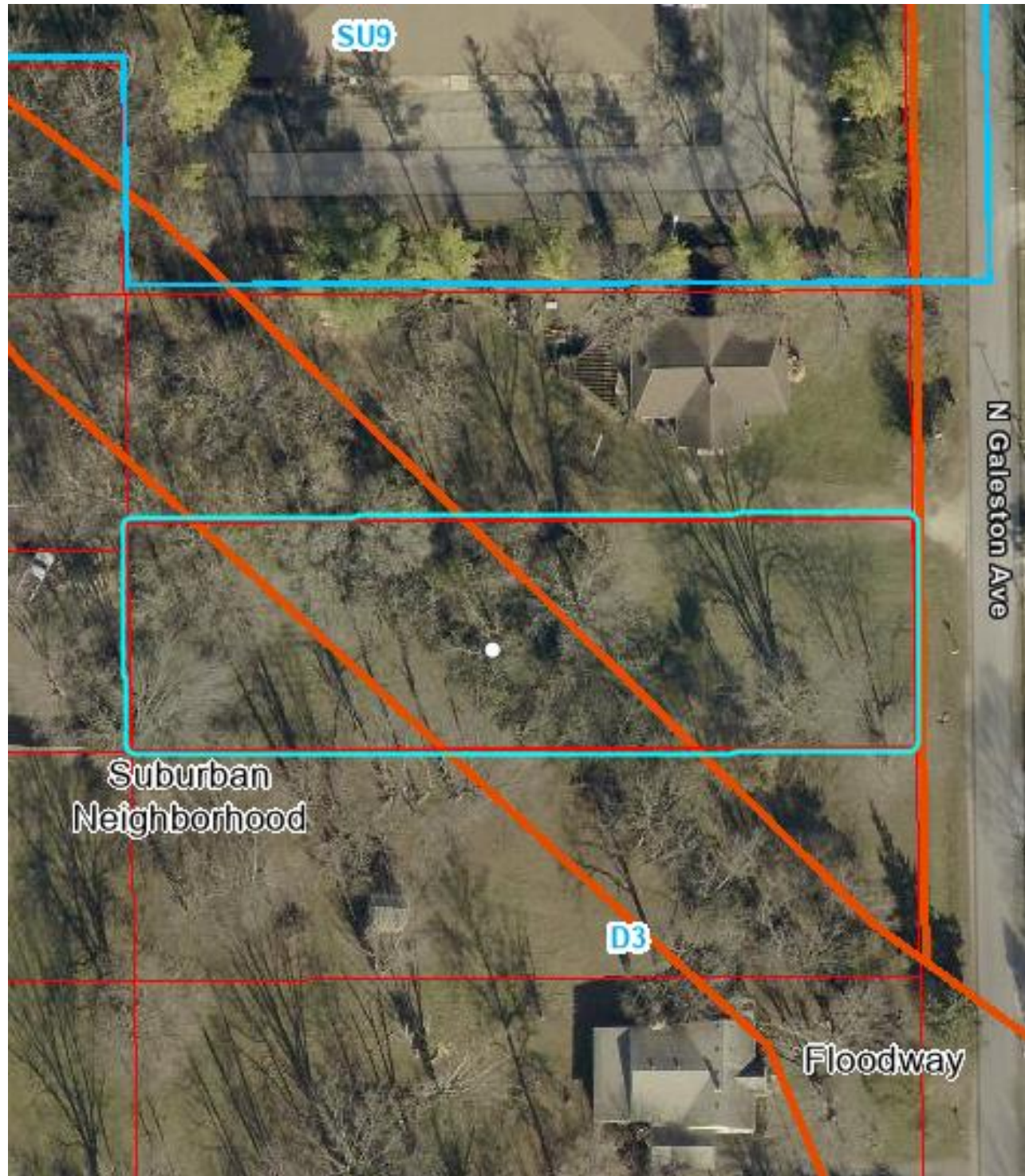
**2024-CVR/PLT-800; 429 North Post Road (west of site)**, Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a new single-family residential lot with a 60-foot lot width (70 feet required). Approval of a Subdivision Plat, to be known as Donn's Pass, a replat of Part of Lots 6 & 7 in Easton Addition, dividing 0.93 acre into two lots, **withdrawn**.

**2008UV3015; 189 North Post Road (south of site)**, Variance of Use and Development Standards of the Dwelling District Zoning Ordinance to: a) provide for an office use (not permitted) in an existing single-family dwelling, b) legally establish a two-story, 1,772-square foot single-family dwelling with a 19.53-foot front setback from the proposed (existing) right-of-way of New York Street (minimum 25-foot front setback required) and a 22.36-foot front setback from the proposed right-of-way of North Post Road (minimum 40-foot front setback required), c) legally establish a 624-square foot detached garage with a 0.9-foot front setback from the proposed (existing) right-of-way of New York Street (minimum 25-foot front setback required), being located in front of the established front building line along New York Street (not permitted), d) legally establish a four-foot tall chain link fence within the required 25-foot front yard along New York Street (maximum 3.5-foot tall fence permitted), e) legally establish a four-foot tall decorative fence within the right-of-way of New York Street (not permitted), and f) provide for a four-space parking area with maneuvering area within the public right-of-way (not permitted), and with a zero-foot front setback from the right-of-way of New York Street (minimum 25-foot front setback required), **denied**.

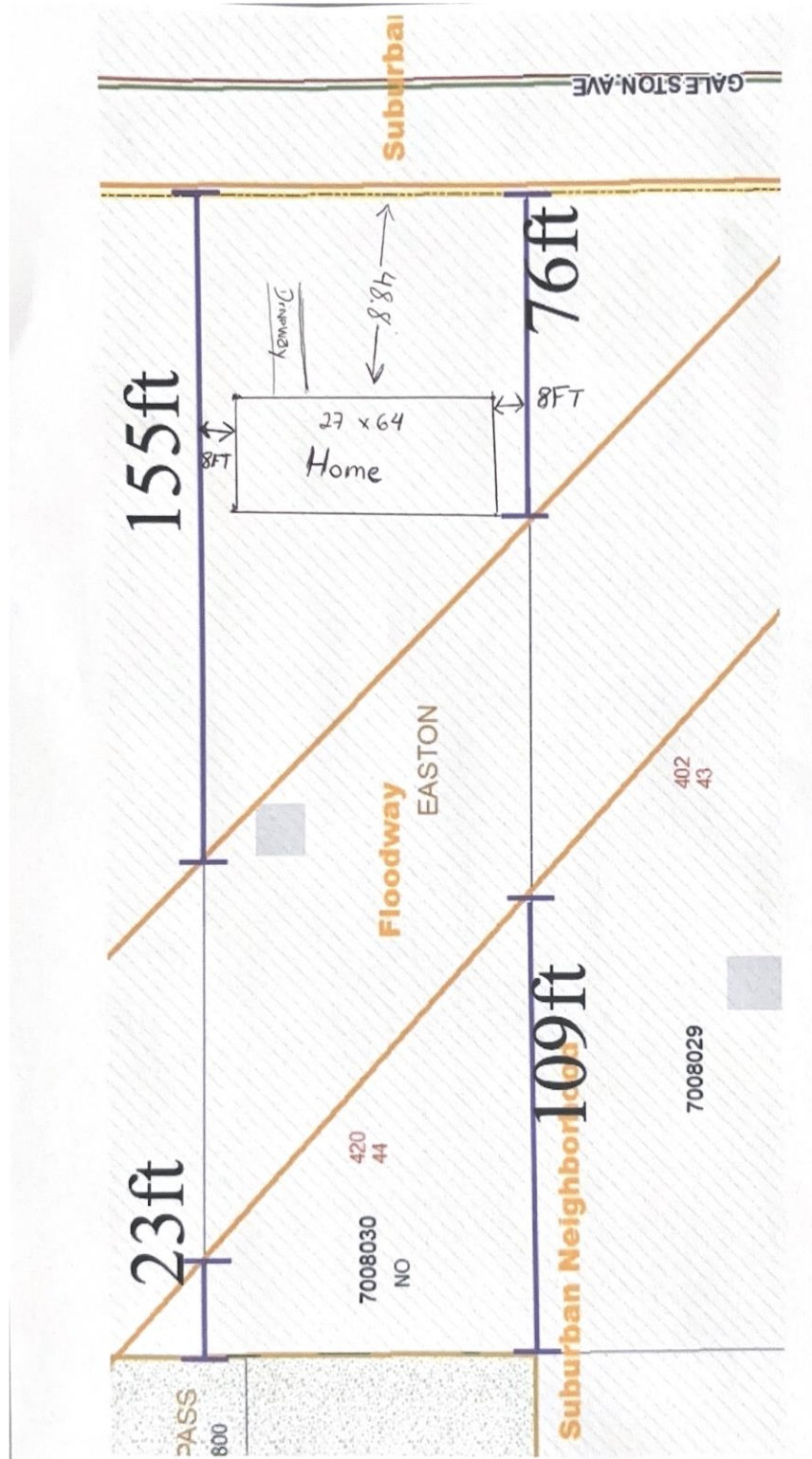
**2003SE1005; 445 North Galeston Avenue (east of site)**, Special exception of the Dwelling Districts Zoning Ordinance to provide for a 1,802 square-foot manufactured home, **granted**.

**82-Z-58; 901 North Post Road (north of site)**, Rezoning of 32.00 acres, being in D-3 and SU-2 classification, to the SU-9 classification to permit the use of the school by various governmental agencies, **approved**.

EXHIBITS

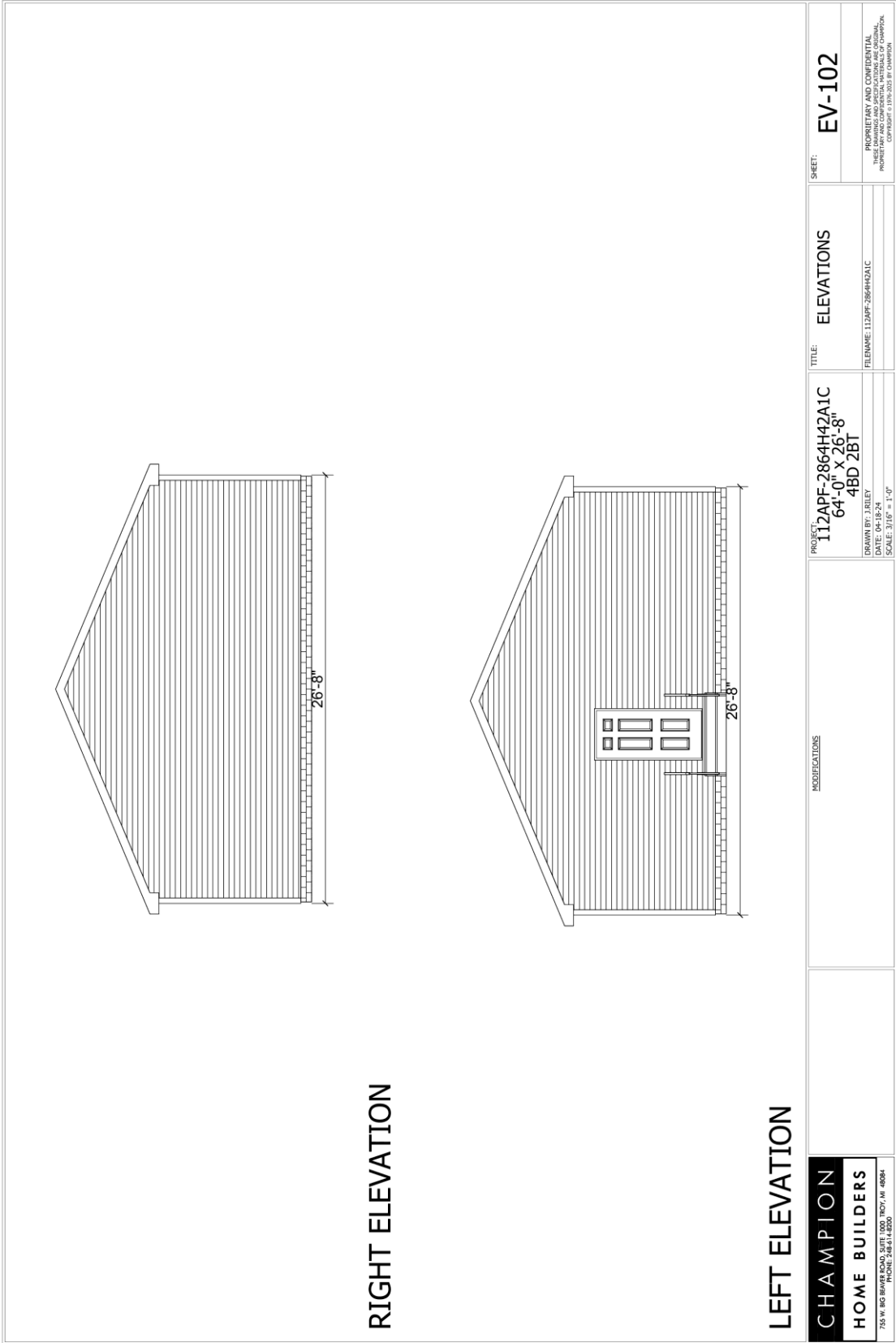






Site plan, file-dated 6/23/25







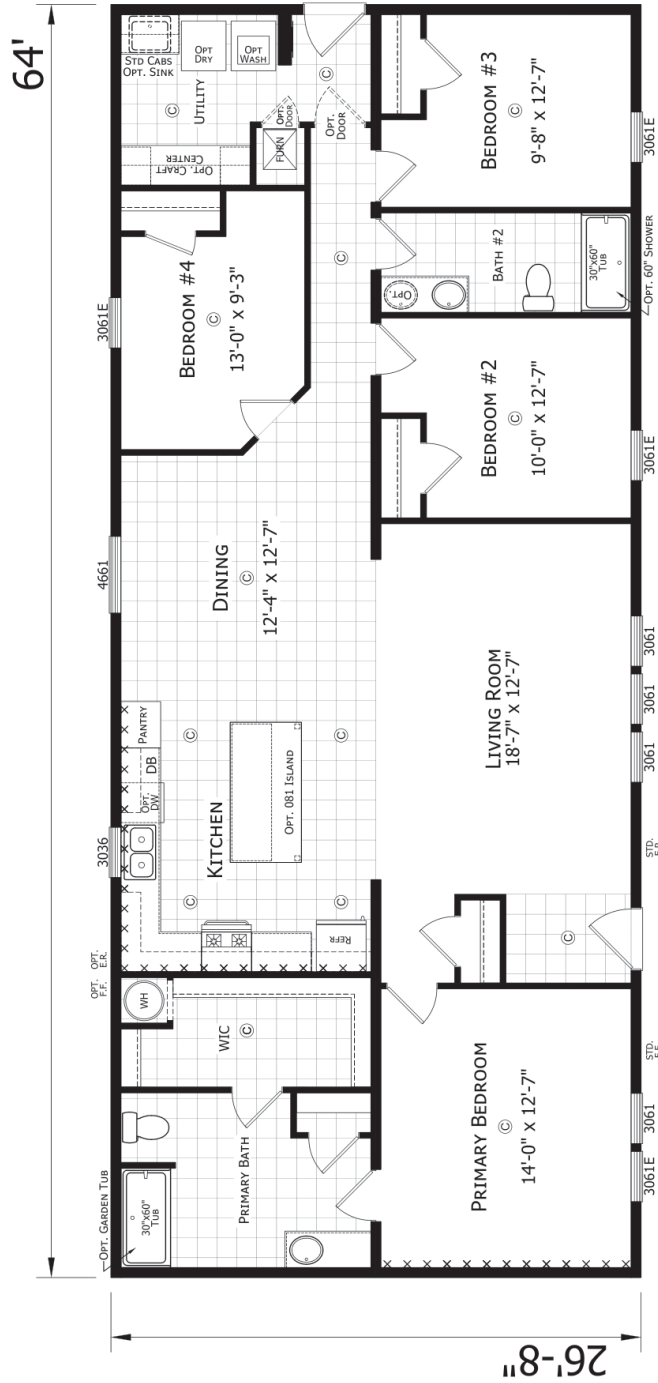
## Preble

Dutch Aspire - Multi-Section Series

1,707 SQ. FT. (Approximate) 4 Bedroom, 2 Bath

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Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division 3  
OF MARION COUNTY, INDIANA

PETITION FOR SPECIAL EXCEPTION  
FINDINGS OF FACT

1. The proposed use meets the definition of that use in Chapter 740, Article II because  
The use involves the placement of a manufactured home intended for permanent residential occupancy,  
which falls under the definition of a "Dwelling, Single-Family Detached" as established in Chapter 740, Article II.  
he home is factory-built to HUD standards and will be installed on a permanent foundation,  
consistent with zoning definitions for permitted residential structures.

2. The proposed use will not injure or adversely affect the adjacent area or property values in that  
area because  
The proposed manufactured home is a high-quality, professionally designed structure (Dutch Aspire Multi-Section Series, 64' x 26'-8", 1,707 sq. ft.)  
manufactured by Champion Homes. It includes modern amenities and a standard residential layout with 4 bedrooms and 2 bathrooms.  
It will be well maintained as the owners' primary residence, and its appearance and scale are compatible with surrounding homes,  
thereby preserving neighborhood character and supporting property values.

3. The grant will not materially and substantially interfere with the lawful use and enjoyment of  
adjoining property because  
The home will be placed on a vacant lot that is zoned for residential use, and its orientation, setbacks, and utility  
connections will conform to local development standards. The installation will include permanent skirting, a front entry,  
and aesthetic features to ensure the structure is indistinguishable from site-built homes.  
This ensures neighbors' use and enjoyment of their properties remains unaffected.

4. The proposed use will be compatible with the character of the district, land use authorized therein  
and the Comprehensive Plan for Marion County because  
The area is designated for low-density residential development under the Comprehensive Plan, and  
the proposed manufactured home is consistent with this designation. It aligns with the district's  
residential character and land use policy by providing long-term housing in a manner that  
complements the surrounding built environment.

5. The proposed use conforms to the development standards in Chapter 744 applicable to the  
zoning district in which it is located because  
The site plan for the property will comply with all dimensional requirements for the zoning district, including lot coverage  
building height, and required setbacks. The manufactured home model selected adheres  
to conventional residential design with a pitched roof, standard siding, and appropriate width and length, ensuring full conformity  
with the intent of the applicable development standards.



Department of Metropolitan Development  
Division of Planning  
Current Planning

6. The proposed use conforms to all provisions of the Zoning Ordinance, including the performance standards in Chapter 740 and the development standards in Chapter 744 applicable to the zoning district in which it is located because

The home will be placed on a permanent foundation and connected to public utilities (water, sewer, and electricity).

All construction and site work will be performed according to code, and the use will not create noise, pollution, traffic congestion, or other disturbances beyond those typical of residential occupancy. Compliance with these standards ensures safety, habitability, and aesthetic continuity

7. The proposed use conforms to all of the use-specific standards in Chapter 743 for that use, including any Special Exception standards for that use because

The home complies with the design, installation, and occupancy standards for manufactured dwellings permitted under a Special Exception. It will include all required utility hookups, permanent foundation anchoring, and exterior design features such as front/rear egress, siding, roofing materials, and skirting consistent with traditional site-built homes, fulfilling the conditions set forth in Chapter 743.

**DECISION**

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

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____





Subject site, looking west



Looking south down North Galeston Ave





Subject site looking west



Adjacent property to the north