



Address: 7442 Indian Lake Rd  
Parcel #: 4000289  
Docket #: 26 LSV 03  
Hearing Date: April 21, 2026  
Council District #: 6 ~ Kristie Krone

Owner/Petitioner: Jason Kuehn  
[Lawrence.freefall184@passmail.net](mailto:Lawrence.freefall184@passmail.net)  
7442 Indian Lake Rd  
Lawrence, IN 46236  
636-399-7592

### **Application Summary:**

The petitioner requests a **Variance of Development Standards** from the City of Indianapolis Consolidated Zoning and Subdivision Ordinances to permit the construction of a large accessory structure (barn/workshop/garage) that exceeds permitted accessory structure standards in the D2 zoning district.

The proposed development consists of a **3,200 square foot barn (plus a 744 square foot porch)** to be used for a hobby workshop, garage, and storage of personal property.

### **Requested Variances**

The petitioner seeks relief from the following zoning standards:

1. Table 744-201-1 – Maximum Accessory Structure Height
  - Maximum permitted height: 24 feet
  - Proposed height: 26' 3-1/3"
2. Table 744-201-1, Note 5 – Accessory Structure Height Limitation
  - The maximum height of an accessory structure may not exceed the height of the primary structure.
    1. Primary structure height: 26 feet 4 inches
    2. Proposed accessory structure height: 26 feet 3 1/3 inches
3. Section 743-306-A2(b) – Maximum Horizontal Land Area
  - The horizontal land area of any accessory structure must be less than the horizontal land area of the primary structure.
    1. Primary structure footprint: 2,300 square feet
    2. Proposed accessory structure footprint: 3,200 square feet
4. Section 743-306-A2(c) – Accessory Structure Height
  - The height of any accessory structure shall be less than the height of the primary structure.
    1. Primary structure height: 26 feet 4 inches
    2. Proposed accessory structure height: 26 feet 3 1/3 inches



### **Site and Surrounding Area**

Current Zoning: D2

Comprehensive Plan Designation: Rural or Estate Neighborhood

Current Land Use: Residential

Compact Context Area: Metro

Surrounding Zoning:

- North: D2
- South: D2
- East: D2
- West: D2

The property contains several existing accessory structures, including:

- Horse Barn: 1,575 sq. ft.
- Barn: 690 sq. ft.
- Detached Garage: 660 sq. ft.

The subject property is located within a **Wellfield Protection Area**, which warrants additional consideration regarding intensity of development and potential impacts to groundwater resources.

### **Proposal Details**

- Proposed Barn: 3,200 sq. ft.
- Proposed Porch: 744 sq. ft.
- Primary Structure: 2,300 sq. ft., 26'4" height
- Existing Accessory Structures: Multiple barns and detached garage totaling approximately 2,925 sq. ft.

The petitioner states the structure will be used strictly for personal hobby workshop, garage, and storage purposes, not for commercial use.

### **Analysis**

The D2 zoning district is intended to maintain low-density residential character with limited accessory development. The proposed accessory structure significantly exceeds the size of the primary dwelling and would add substantial mass and intensity to the property.

Key concerns include:

1. **Scale and Intensity:**

The proposed accessory building (3,200 sq. ft.) exceeds the footprint of the primary residence, which conflicts with the intent of Section 743-306-A2(b) to ensure accessory structures remain subordinate to the principal structure.

2. **Height Impacts:**

The requested height variance could result in a structure that visually dominates the site and surrounding residential properties, contrary to the subordinate accessory structure design intent.



**3. Cumulative Accessory Development:**

The property already contains multiple large accessory structures, which cumulatively increase development intensity beyond what is typically anticipated in the D2 district.

**4. Wellfield Protection Area:**

The property is located within a designated Wellfield Protection Area, where limiting impervious surface, building footprint, and intensity is generally encouraged to protect groundwater resources.

**5. Consistency with Comprehensive Plan:**

The Rural or Estate Neighborhood designation anticipates low-density residential development with accessory structures secondary to the primary residence. The proposal is not fully consistent with this intent.

**Staff Recommendation: DENIAL**

**Rationale:**

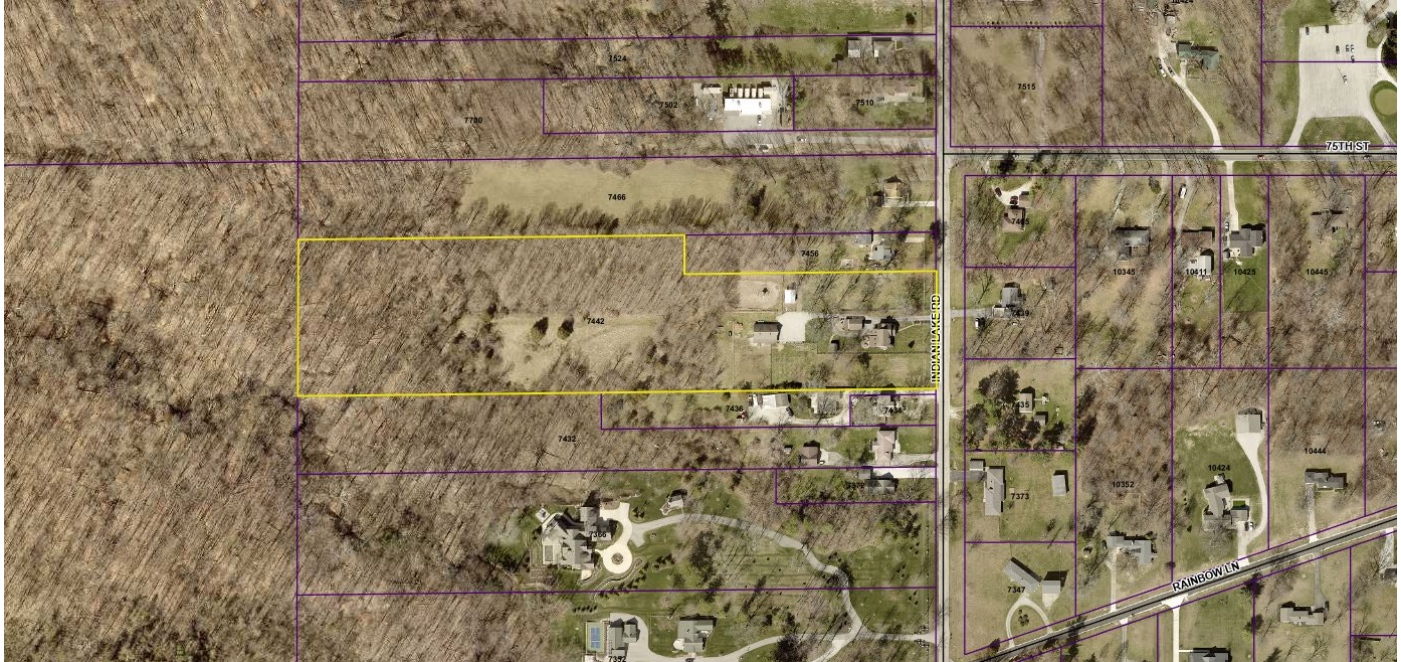
The petitioner has not demonstrated that strict application of the development standards creates a practical difficulty, nor that the proposed accessory structure remains subordinate in scale and height to the primary structure. The proposal exceeds the maximum accessory building area, exceeds height limitations, and is inconsistent with the intent of the D2 zoning district and the Comprehensive Plan. Additionally, the cumulative size of existing accessory structures and the property's location within a Wellfield Protection Area weigh against approval.

**Attachments**

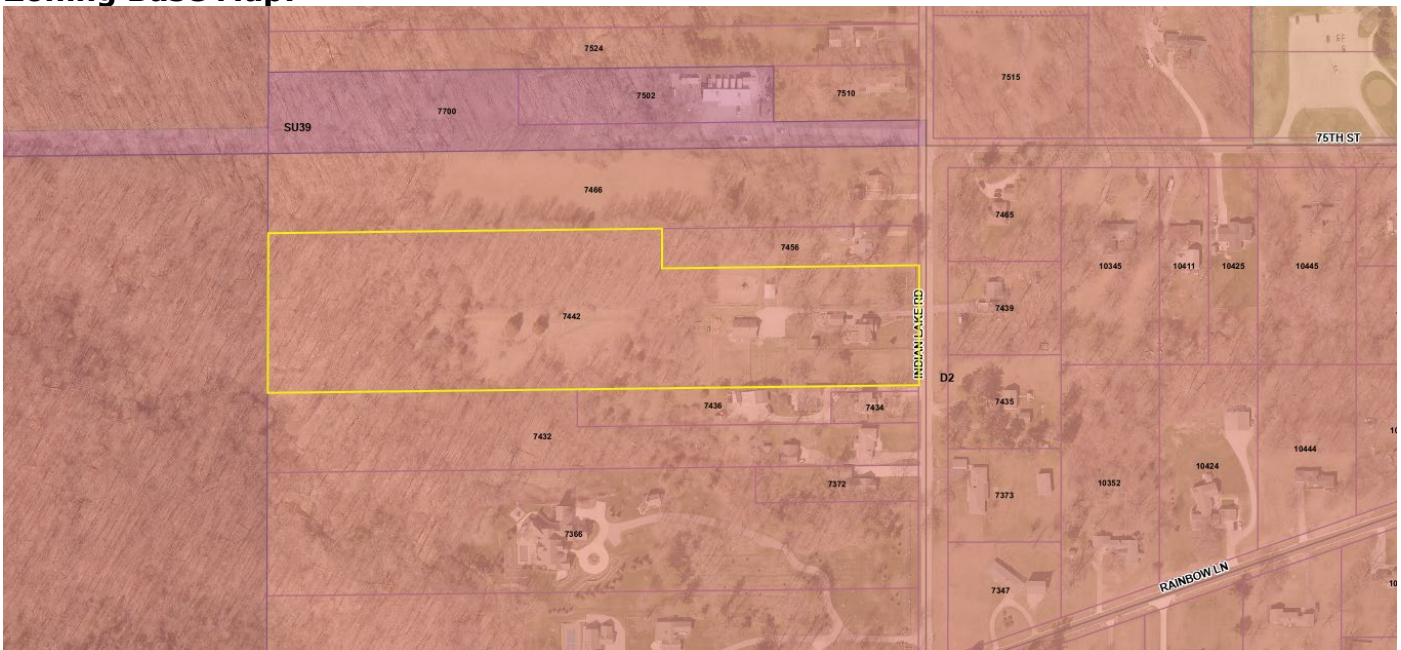
- Aerial Map
- Zoning Base Map
- Wellfield Protection Area Map
- Site Plan
- Building Elevations
- Findings of Fact (as provided by petitioner)



**Aerial Map:**

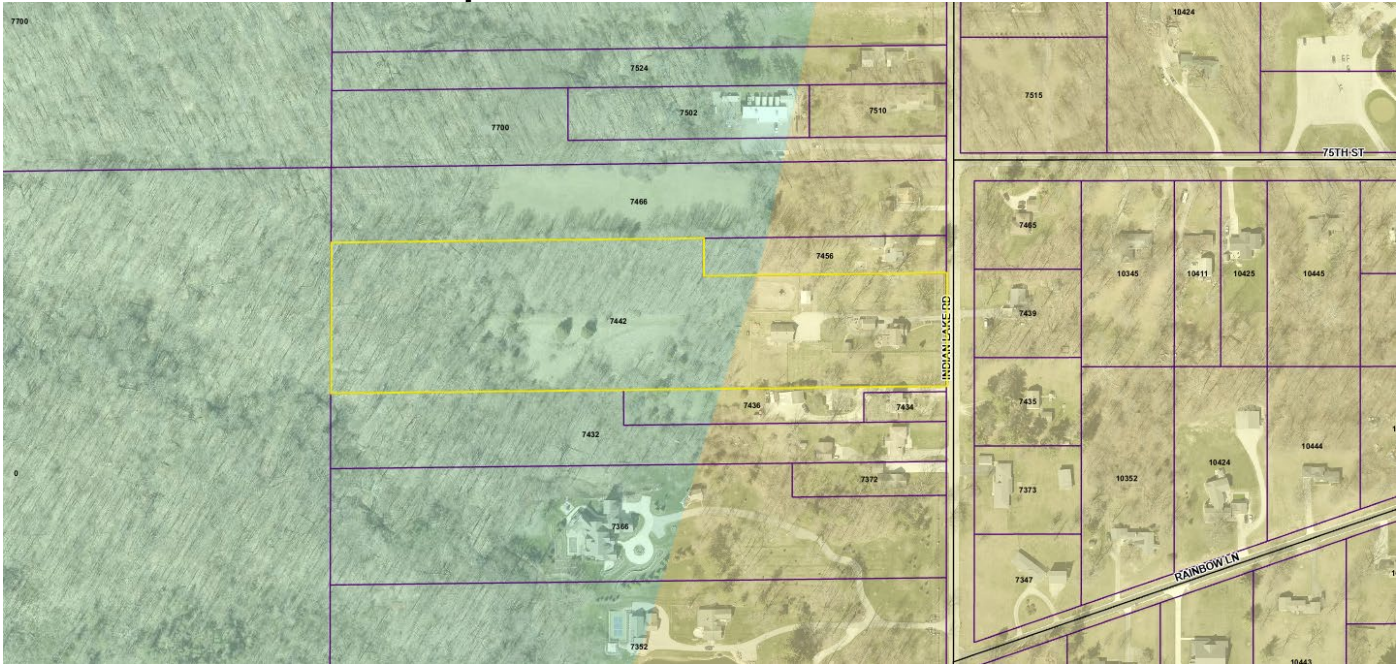


**Zoning Base Map:**



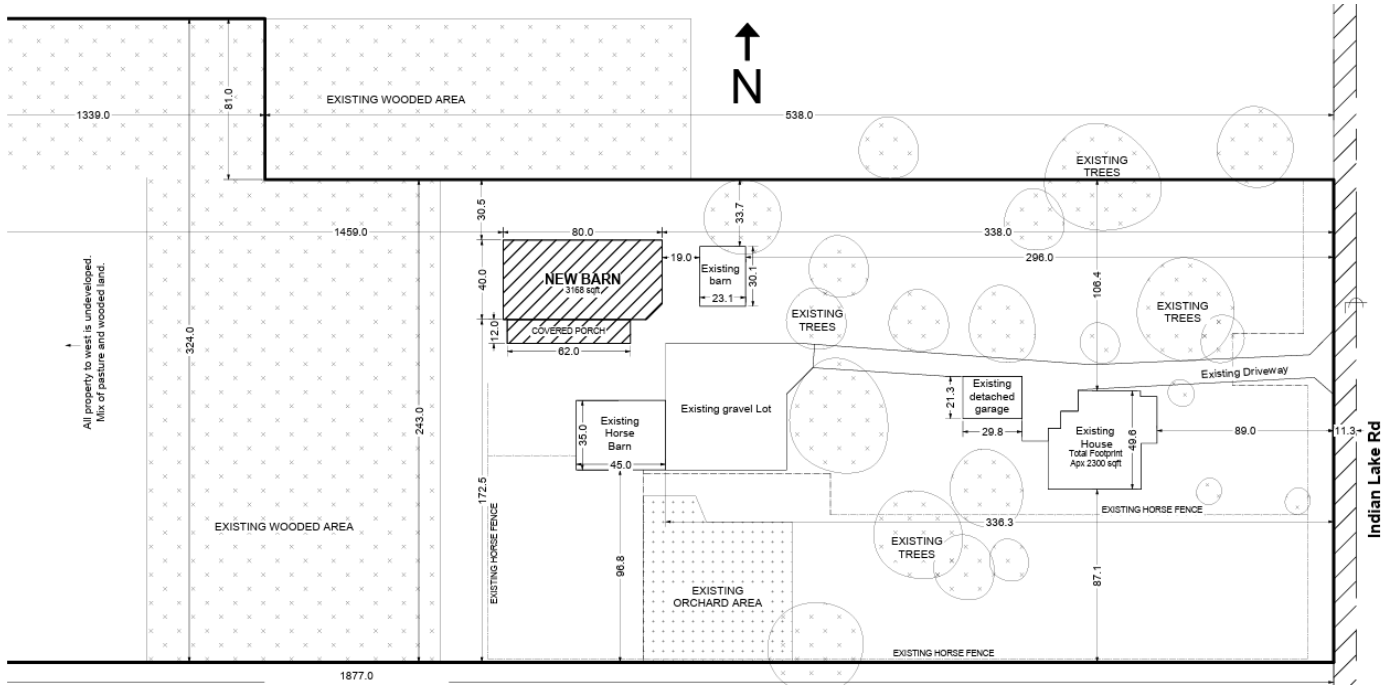


### Wellfield Protection Area Map:





**Site Plan:**

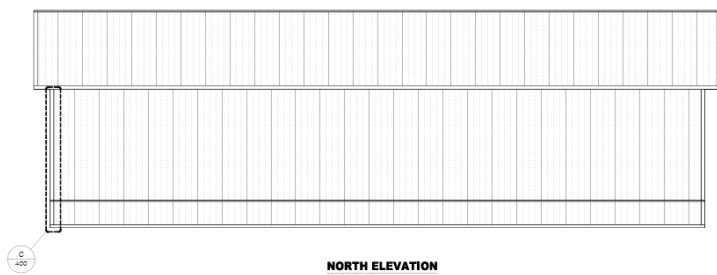




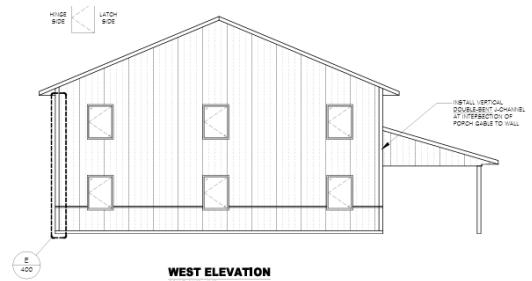
**Building Elevations:**



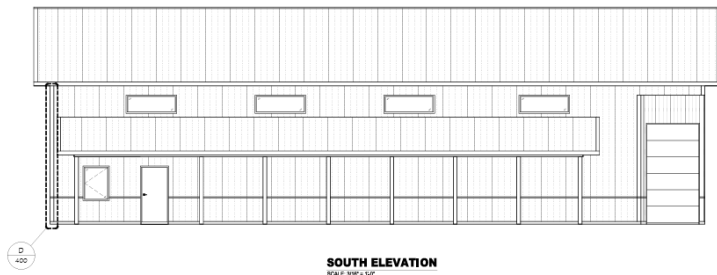
**Property View From Street**



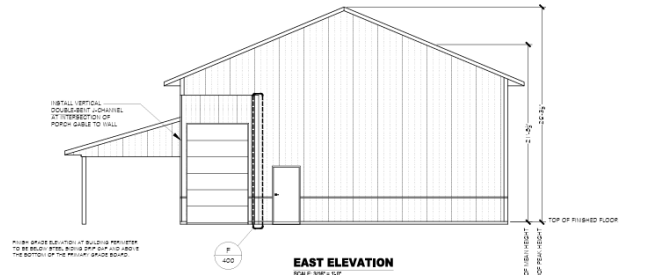
**NORTH ELEVATION**  
SCALE 3/8" = 1'-0"



**WEST ELEVATION**  
SCALE 3/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE 3/8" = 1'-0"



**EAST ELEVATION**  
SCALE 3/8" = 1'-0"



**Findings of Fact (as provided by applicant):**

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:

The proposed development is comprised of a barn/building that will be used by the Petitioner as a hobby workshop, garage, and storage space for personal use and personal property. This proposed development will not increase traffic or noise, will not result in harmful waste, and will be almost entirely obstructed from public view, including from adjacent properties. The proposed development will allow the Petitioner to properly store and maintain equipment and tooling to be used for upkeep and maintenance of Petitioner's 9-acre parcel and residence, which will have a positive impact to the general welfare of the community and conditions and appearance of the parcel.

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 development will be almost entirely hidden from public view and will not obstruct any views from neighboring properties or detract from neighboring properties in any way. The proposed development will be situated on an open and level area of Petitioner's property and will not require changes to the terrain, removal of trees, or any other material alteration of the property and will use only a small fraction of the available land in the parcel. The proposed development has a large 338 feet of setback from the road. It is obscured from public view by numerous trees and an existing barn to the east, and bordered by a dense wooded area to the north. As such, there will be no significant change to the general nature or appearance of the property from the proposed development. Rather, the proposed development will enhance the value of Petitioner's property in that it will be a valuable accessory building, adding useful and cost-effective square footage to the property for hobbies, storage, and other personal use by the Petitioner and any subsequent owner.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

While the proposed development will have a larger footprint than that of Petitioner's residence, it will only use a small percentage of the land available to Petitioner given the 9 acre size of the parcel. The size requirements for the proposed development are based on the layout of Petitioner's workshop tools and equipment and needs for storage of personal property, all of which will be moved to Petitioner's property from another property that is being sold. If the zoning ordinance were to be strictly applied to the proposed development, Petitioner would need to construct multiple adjacent accessory buildings to meet Petitioner's needs, which could result in a more conspicuous use of space with a larger combined footprint and increased visibility from neighboring properties.