

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV3-014
Address: 5464 East 18th Street (approximate address)
Location: Warren Township, Council District #12
Zoning: D-5
Petitioner: Mirian Mejia, by Sarah Walters
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a covered addition to an existing garage, resulting in a 3.5-foot south side yard setback (five-foot side yard setback required).

RECOMMENDATIONS

Staff **recommends approval** of the request subject to the site plan and elevations filed March 15, 2023

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

D-5	Compact	Single-Family residential
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SURROUNDING ZONING AND LAND USE

North	D-5	Single-Family residential
South	D-5	Single-Family residential
East	D-5	Single-Family residential
West	D-5	Single-Family residential

COMPREHENSIVE PLAN	The Comprehensive Plan recommends Traditional Neighborhood development
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- ◇ The subject site is a 7,429 square foot lot in the D-5 district, and is developed with a single-family dwelling and a detached garage. This property is in the Eastside neighborhood.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide for the construction of a covered addition to an existing garage, resulting in a 3.5-foot south side yard setback where a five-foot side yard setback required.

(Continued)

STAFF REPORT 2023-DV3-014 (Continued)

- ◇ The existing detached garage is 20 feet by 14 feet and has a three-foot side yard setback. The addition would be 20 feet by 14 feet and aligns with the existing garage setback. The ordinance includes an exception for a one-time expansion of an existing non-compliant setback, but it is limited to 50 percent of the length of the existing structure; a maximum of an additional 10 feet would be permitted by ordinance.
- ◇ As shown on the elevations and construction plans, the addition proposed is not enclosed, but would be an open, post frame structure. Staff believes that the open sides of the addition reduce the impact of the reduced setback, and would recommend approval of the reduced setback subject to the site plan and elevations submitted, file-dated March 15, 2023.
- ◇ The addition proposes a three-foot setback where five feet is required. A three-foot setback would be permitted by building code requirements without requiring increased fire-rating. Staff would not be opposed to a slightly reduced setback where it would comply with all other standards.
- ◇ Staff would note that there is a violation for a use not permitted in the D-5 district: appliance storage and repair. If the variance for the addition is approved, the structure may only be used for permitted residential accessory uses.

GENERAL INFORMATION

THOROUGHFARE PLAN

East 18th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 50-foot existing and proposed right-of-way.

SITE PLAN / CONSTRUCTION PLANS File-dated March 15, 2023

FINDINGS OF FACT File-dated May 18, 2023

ZONING HISTORY -SITE

VIO22-007020, failure to obtain an improvement location permit for an addition; outdoor storage of junk, trash, or debris; conduct of any activity in a zoning district, not specifically permitted—appliance sales, appliance repair.

2011-DV2-015, Variance to provide for an attached carport, with a zero-foot south side setback, creating a three-foot aggregate side setback, **denied**.

ZONING HISTORY – VICINITY


96-V2-64, 5461 East 19th Street, variance to provide for construction of a carport with a one-foot side setback, and a six-foot aggregate setback, **approved**.

99-V2-108, 5450 East 18th Street, variance to provide for a 23.9-foot by 25-foot addition to an existing dwelling, **approved**.

2009-HOV-027, 1756 North Whittier Place, variance to provide for the construction of 168 square-foot room addition resulting in a 15-foot rear yard setback for the primary structure, **approved**.

2023-DV3-014; Aerial Map





RIVERA
GROUP, LLC
10000 N. 10th St., Suite 100, Indianapolis, IN 46240
317.571.1234 and 317.571.1235

GENERAL SITE NOTES



1. THESE DRAWINGS ARE PREPARED TO OBTAIN THE GENERAL SCOPE OF THE WORK. CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND GENERALLY ACCEPTED TRADE PRACTICES.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE CITY OF INDIANAPOLIS STORM WATER MANAGEMENT DESIGN & CONSTRUCTION SPECIFICATIONS MANUAL.
3. NO SURVEY HAS BEEN PROVIDED FOR THIS SITE. EXISTING FIELD DATA HAS BEEN OBTAINED FROM THE CITY OF INDIANAPOLIS. CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND GENERALLY ACCEPTED TRADE PRACTICES.
4. ALL SITE UTILITIES ARE PRESUMED TO BE EXISTING, UNLESS NOTED OTHERWISE. COORDINATE SITE UTILITIES WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUB-CONTRACTORS AND LOCAL UTILITY COMPANIES. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT REMOVED OR DISRUPTED. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT REMOVED OR DISRUPTED. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT REMOVED OR DISRUPTED.
5. THE SCOPE OF WORK IS RECONSTRUCT IN NATURE. NOT ALL CONDITIONS, CONNECTIONS, OR TRANSITIONS MAY BE SHOWN. CONTRACTORS SHALL DETERMINE THE BEST MEANS FOR ACHIEVING THE INDICATED DESIGN INTENT. DISCREPANCIES SHALL BE RESOLVED BY THE DESIGNER. THE DESIGNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, SUCH THAT ALL UNRESOLVED CHALLENGES CAN BE RESOLVED BY THE DESIGNER. CONTRACTORS SHALL BE RESPONSIBLE FOR MINIMALLY IMPACTING THE CONSTRUCTION OF EXISTING UTILITIES AND STRUCTURES. CONTRACTORS SHALL BEAR FULL RESPONSIBILITY FOR THE CONSTRUCTION OF THIS PROJECT.

SITE PLAN KEYNOTES:

1. PROPOSED COVERED SHELTER
2. PROVIDE CONCRETE WASH OUT
3. PROVIDE ALT FENCE FOR EROSION CONTROL
4. ACCESS TO CONSTRUCTION SITE. REMOVE SOIL AND GRAVEL FROM CONSTRUCTION SITE.


DRAINAGE
Tamar de la Paz
DATE: NOV 21, 2022
REVISION #
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SITE DATA	
LOT AREA (D5) - COMPACT	7,429 S.F.
PARCEL SIZE	
TOTAL BLDG AREA	
EXISTING FOOTPRINT AREA	816 SQ. FT.
EXISTING GARAGE AREA	280 SQ. FT.
EXISTING CONCRETE PATH	639 SQ. FT.
PROPOSED COVERED SHELTER AREA	280 SQ. FT.
OPEN SPACE PERCENTAGE	81%

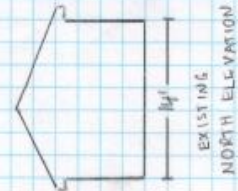
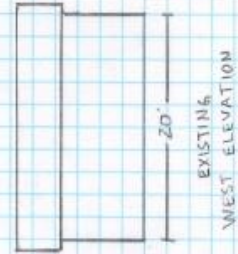
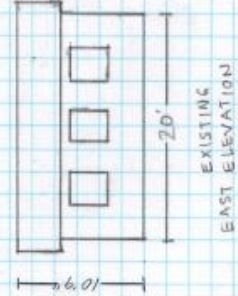
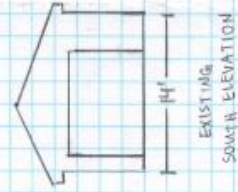
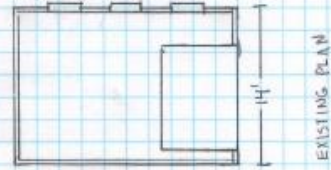
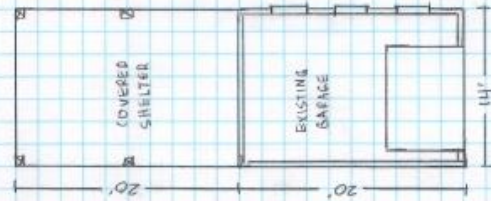
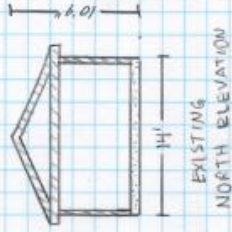
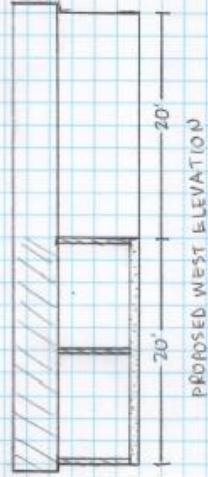
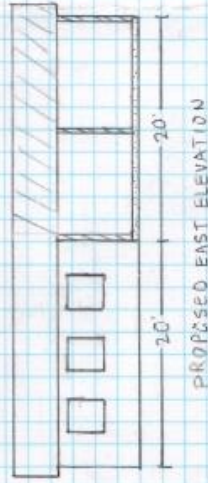
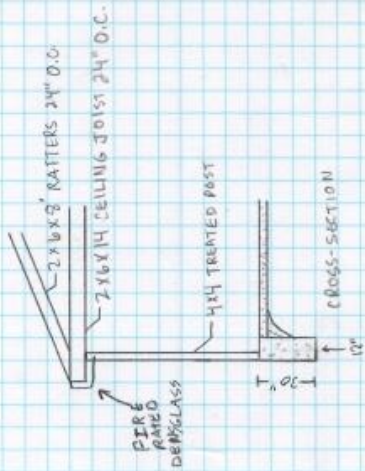



Proposed
Site Plan
SCALE: 1" = 40'

5464 E 18th St.
INDIANAPOLIS, INDIANA, 46218



5464 E. 18th STREET
INDIANAPOLIS, IN 46



2023-DV3-014; Photographs



Subject site 5464 E 18th Street



Existing driveway and detached garage, looking west



Garage addition, looking south. Appliance storage subject to enforcement action VIO22-007020, not part of the request.



Garage addition, looking east