

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV2-007
Address: 1502 West 25th Street (approximate address)
Location: Center Township, Council District #11
Zoning: D-5 (W-5)
Petitioner: Damon and Monica Richards, by Andrew Brindley
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a five-foot corner side setback from Koehne Street (eight-foot corner side setback required).

RECOMMENDATIONS

Staff **recommends approval** of the request.

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

Compact	D-5	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

LAND USE PLAN

The Comprehensive Plan recommends 3.5 to 5 dwelling units per acre for the site.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ Setbacks are required to keep a minimum distance between property improvements and help reduce drainage overflows onto adjacent properties. Additionally, setbacks provide the required space needed to construct and maintain structures on a property without requiring access through adjacent properties. A setback of less than three feet from the property line requires additional fire-rating.
- ◇ The proposed five-foot corner side yard setback would roughly match the corner side setbacks of existing dwellings on corner lots in the area. Therefore, Staff believes that the requested reduced setback for the corner side yard would have no impact on the streetscape or the surrounding property owners and would represent a minor deviation from the Ordinance.

(Continued)

STAFF REPORT 2023-DV2-007 (Continued)

GENERAL INFORMATION

THOROUGHFARE PLAN

This portion of West 25th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 75-foot existing and proposed right-of-way.

This portion of Koehne Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 40-foot existing right-of-way and a 48-foot proposed right-of-way.

SITE PLAN

File-dated April 7, 2023.

FINDINGS OF FACT

File-dated April 7, 2023.

ZONING HISTORY

2021-DV2-035; 1529 West 26th Street (west of site), requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the reconstruction of a detached garage within the clear sight triangle of the abutting alleys, **granted**.

2019-DV1-011; 1530 West Roache Street (north of site), requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a deck addition to a porch of an existing dwelling with a zero-foot front setback, a three-foot rear setback and a two-foot side setback and with an open space of 45%, **denied**.

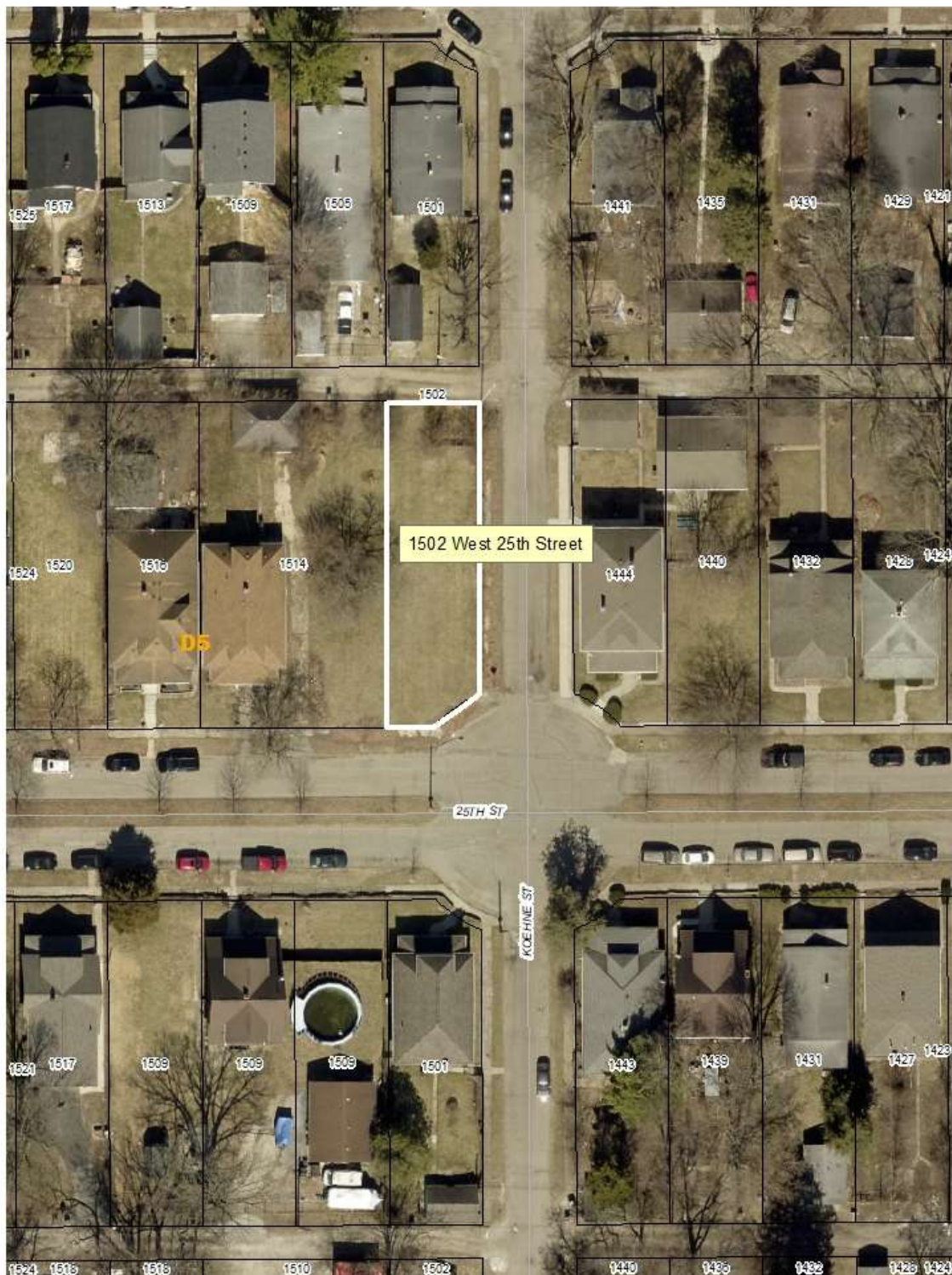
2011-DV3-029; 1352 West 25th Street (east of site), requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 625-square foot addition to an existing dwelling, creating an open space of 60.56% and a rear setback of nine feet, **granted**.

2008-DV3-038; 1439 West 27th Street (north of site), requested a variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 768-square foot detached garage with a ten-foot front setback from the proposed (existing) right-of-way of Koehne Street, resulting in a lot open space ratio of 58.79 percent, **granted**.

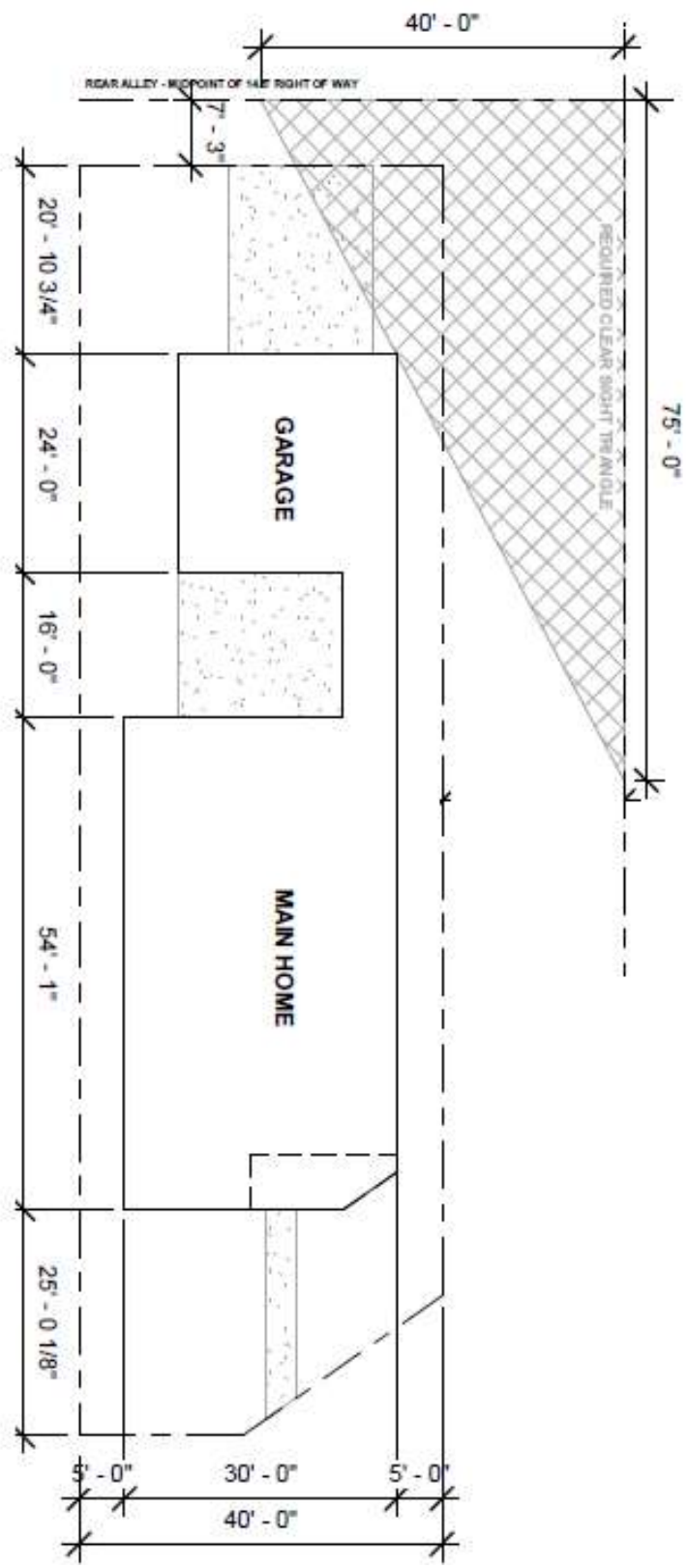
2007-DV2-052; 1502 West Roache Street (east of site), requests a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a 616-square foot detached garage with a 13-foot front setback from the right-of-way of Koehne Street, and located in front of the established front building line, in D-5, **granted**.

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2023-DV2-007; Location Map



2023-DV2-007; Site Plan



2023-DV2-007; Photographs



Subject site, looking north.



Subject site, looking south from existing alley.



Adjacent dwelling to the north at 1501 West 26th Street, with similar corner side setback.



Adjacent dwelling to the south at 1501 West 25th Street, with similar corner side setback.