

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV2-015
Address: 1133 South Illinois Street (approximate address)
Location: Center Township, Council District #16
Zoning: D-8
Petitioner: Hoosier Renovators LLC, by Mark and Kim Crouch
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit multi-unit house on a 30-foot-wide lot (minimum 35-foot wide lot required) with a three-foot front yard setback from Illinois Street (minimum 10-foot front yard setback required) and a sidewalk with a zero-foot side yard setback (minimum two-foot side yard setback required).

RECOMMENDATIONS

Staff **recommends approval** of this request subject to the July 13, 2023 submitted site plan.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

D-8	Compact	Undeveloped
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SURROUNDING ZONING AND LAND USE

North	D-8	Residential (Single-family dwelling)
South	D-8	Residential (Single-family dwelling)
East	C-4	Commercial
West	D-8	Residential (Single-family dwelling)

COMPREHENSIVE PLAN

The Comprehensive Plan recommends traditional neighborhood development.

- ◇ The 0.06-acre subject site is an undeveloped lot. The site consisted of a two-family dwelling that was demolished in 2022 and is surrounded by single-family dwellings except for a commercial use east of the site.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The grant of the request would allow the construction of a three-unit multi-unit house with a deficient lot width and deficient front and side setbacks.

(Continued)

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- ◇ Per Table 744-701-2, the Terrace Frontage design standards require a front building line range of 10 to 19.9 feet. The request would allow a three-foot front setback, but there is an exception for the front setback that notes “a site may be reduced to the average setback derived from the established front setbacks of the nearest lot on each side of the site that is improved with an existing primary building facing the same street and is within 200 feet of the site”. The average of the property north and south of the site would allow for a 2.5-foot front setback without a variance. For this reason, staff found no issue with the approval of the front setback variance that could ultimately be withdrawn if the petitioner so chooses.
- ◇ Table 744-201-1 notes that minor residential features such as sidewalks are required to be no closer than two feet from any side lot line. The request would allow zero-foot side yard setbacks for sidewalks north and south of the garage, which staff determined would not substantially affect use and value of the area adjacent to the property. Because the setback variance would not be for a portion of the building, staff is supportive of this request.
- ◇ Lastly, the variance would allow a three-unit multi-unit house to be built on a 30-foot lot width where 35 feet would have been required. Staff supports an increased housing density where appropriate and when the proposal would not cause overdevelopment of a site. Since the development for three units on this site would have minimal deviations from the Ordinance, it is reasonable to approve the proposal.

GENERAL INFORMATION

THOROUGHFARE PLAN	Illinois Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 50-foot existing right-of-way and a 48-foot proposed right-of-way.
SITE PLAN	File-dated May 16, 2023.
AMENDED SITE PLAN	File-dated July 13, 2023.
PRELIMINARY ELEVATIONS	File-dated July 21, 2023.
PRELIMINARY FLOOR PLANS	File-dated July 21, 2023.
FINDINGS OF FACT	File-dated May 16, 2023.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

None.

(Continued)

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ZONING HISTORY – VICINITY

2022-DV1-025; 16 West Morris Street and 1150 South Meridian Street (southeast of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the redevelopment of a 4,940-square foot liquor store located 22 feet from a protected district (100-foot separation required), with a six-foot setback from Meridian Street and a four-foot setback from Morris Street (10-foot front yard setback required), encroaching within the clear sight triangle of the intersection of Meridian Street and Morris Street (prohibited) with vehicular access to Meridian Street and Morris Street (alley access required), a zero-foot south landscape strip (six feet required), and four frontage trees provided (seven trees required), and six frontage shrubs provided (27 large shrubs required). **granted.**

2019-UV3-002; 324 West Morris Street and various locations (southwest of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 30-inch wide by 46-inch-high banners as Public Signs, as provided for and amended by Petition 2018-APP-032, attached to utility poles within the right-of-way and within protected districts (not permitted) along Morris Street, Russell Avenue, Norwood Street, and Merrill Street, **granted.**

2018-APP-032; (southwest of site), Approval of 26-inch wide by 56.5-inch high banners as Public Signs attached to utility poles on locations along Morris Street, Russell Avenue, Illinois Street, West Street, McCarty Street, Meridian Street, South Street, Kentucky Avenue, Norwood Street, and Merrill Street and Bluff Road, **approved.**

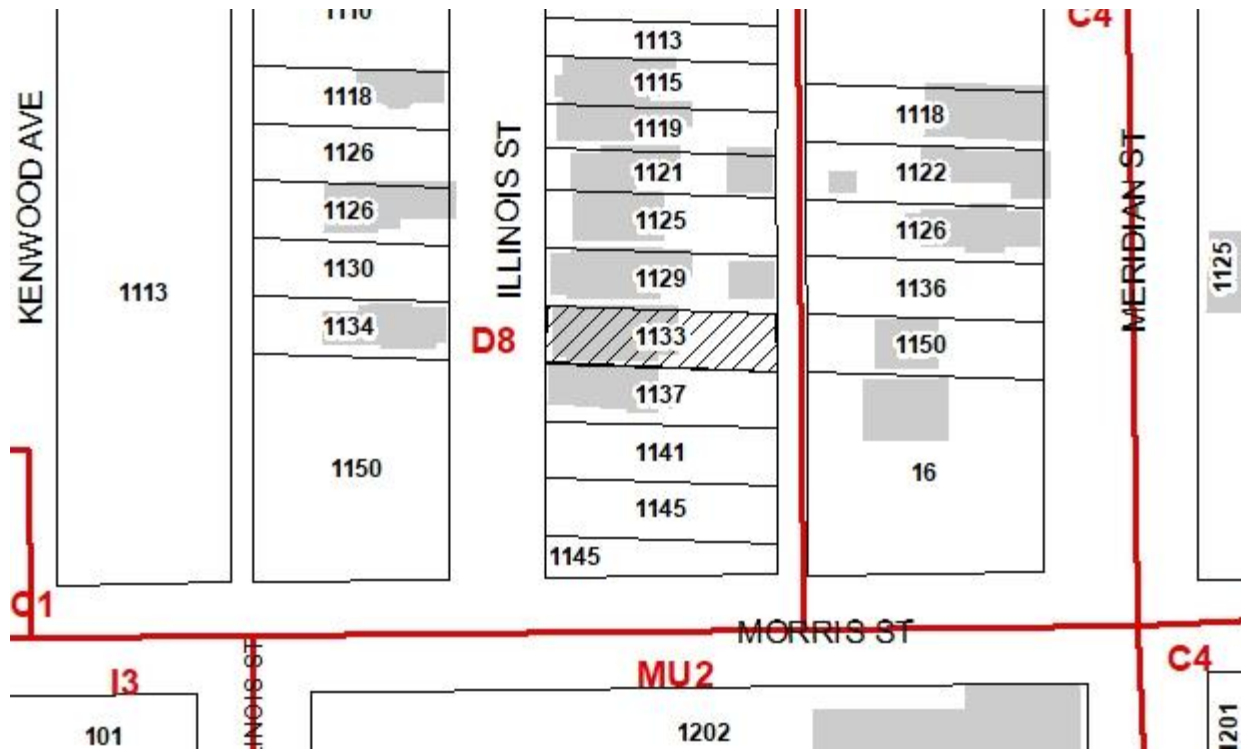
2018-UV3-006; 1106 South Meridian Street (northeast of site), Variance of use and development standards to provide for a contractor, and to legally establish zero-foot east and north front yards, without landscaping and to legally establish deficient parking and loading maneuvering within the right-of-way, **granted.**

2003-HOV-025; 1129 South Illinois (north of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a 1,129 square foot single-family dwelling with a one-foot north side yard setback and a two-foot south side yard setback (minimum four-foot, ten-foot aggregate, side yard setback required), and to provide for a 576 square-foot detached garage with three-foot north and south side yard setback and a six-foot aggregate side yard setback (minimum four-foot, ten-foot aggregate, side yard setback required), resulting in 52.64 percent open space (minimum fifty-five percent open space required), **granted.**

2000-UV1-036; (north of site), Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for a 2,970-square foot addition to a 6,300-square foot warehouse, for a legally established fabric warehousing and distribution company, with a zero-foot side yard setback (minimum four-foot side yard setback (minimum four-foot side yard setback required), creating 3,978.4-square feet of open space or 30 percent of the lot area (minimum 7,286.62-square feet of open space or 55 percent of the lot area required), **withdrawn.**

87-Z-86; 1101 South Meridian Street (east of site) Rezoning of 4.3 acres, being in an area with undesignated zoning, to the C-4 classification to correct a map error relating to rezoning petition 84-Z-15, **approved**

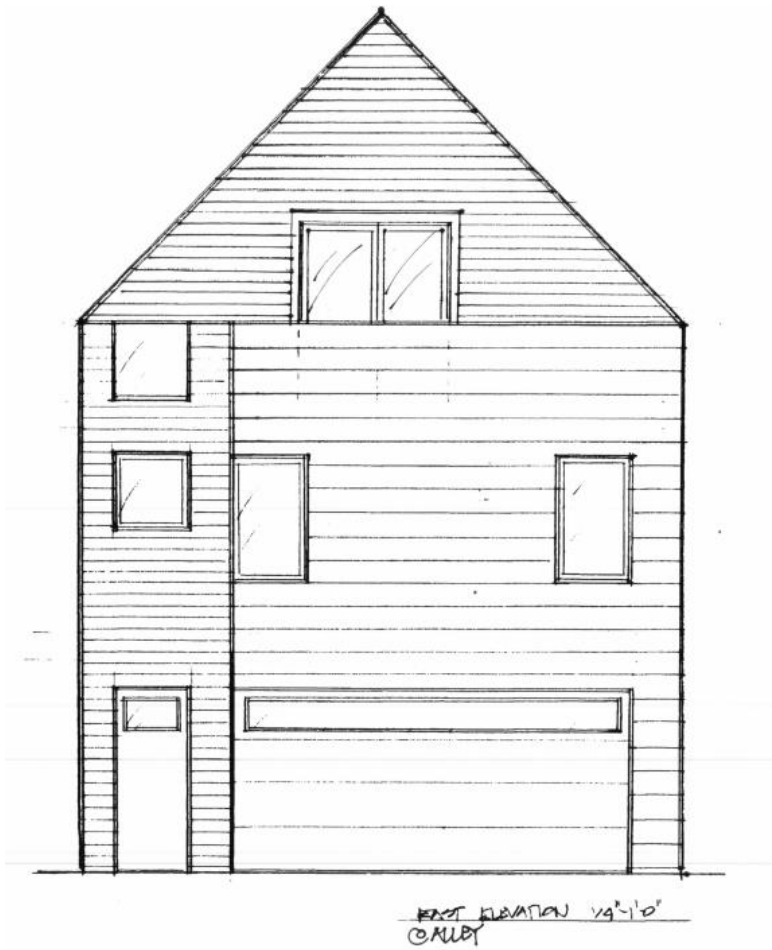
2023-DV2-015; Location Map



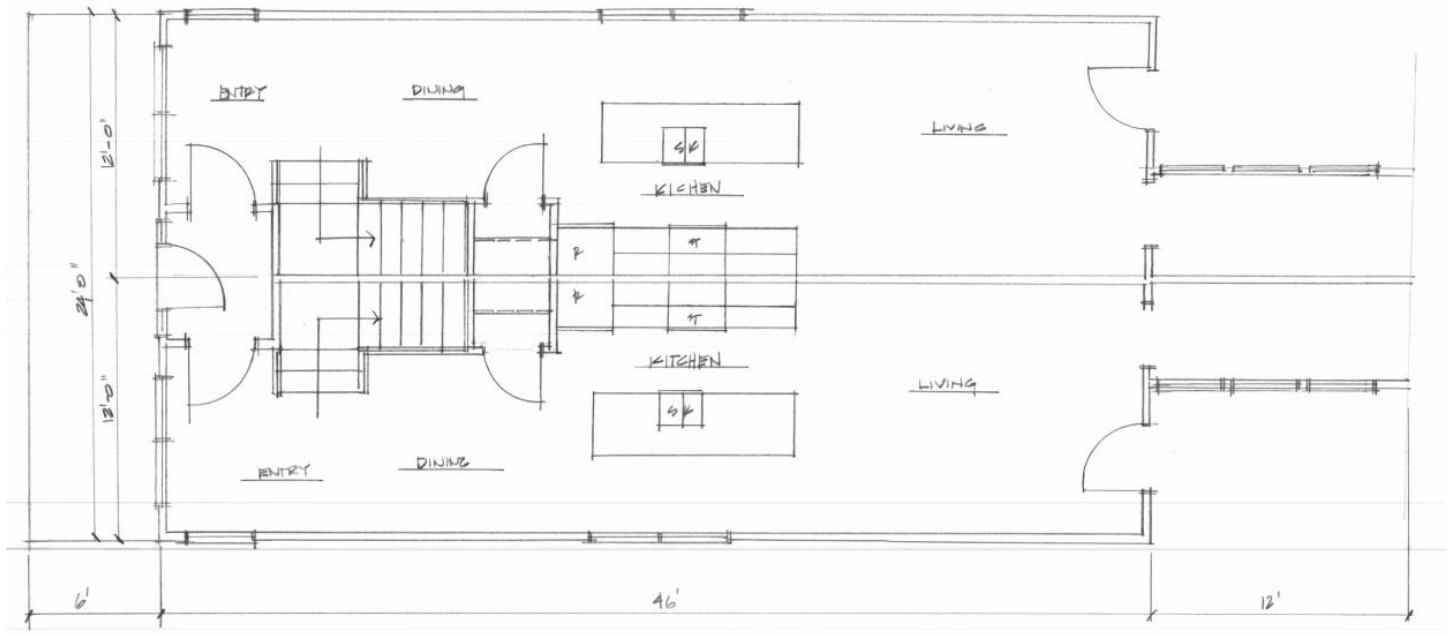
2023-DV2-015; Aerial Map



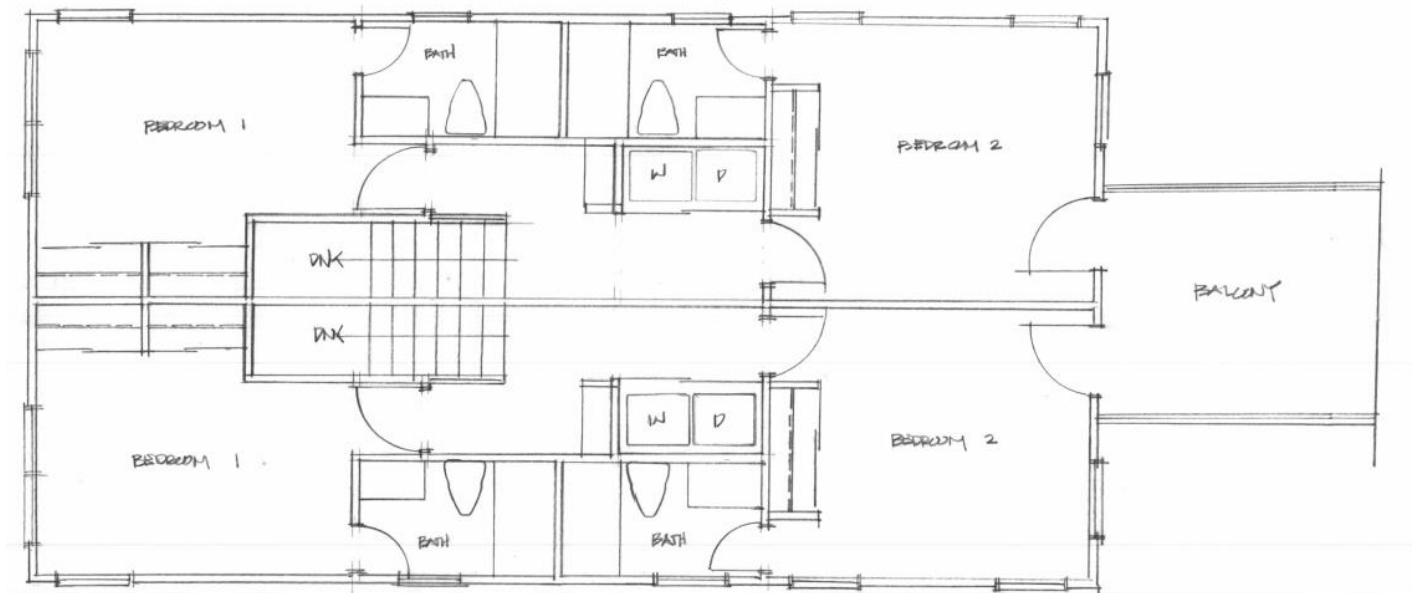
2023-DV2-015; Preliminary Elevations



2023-DV2-015; Preliminary Floor Plans

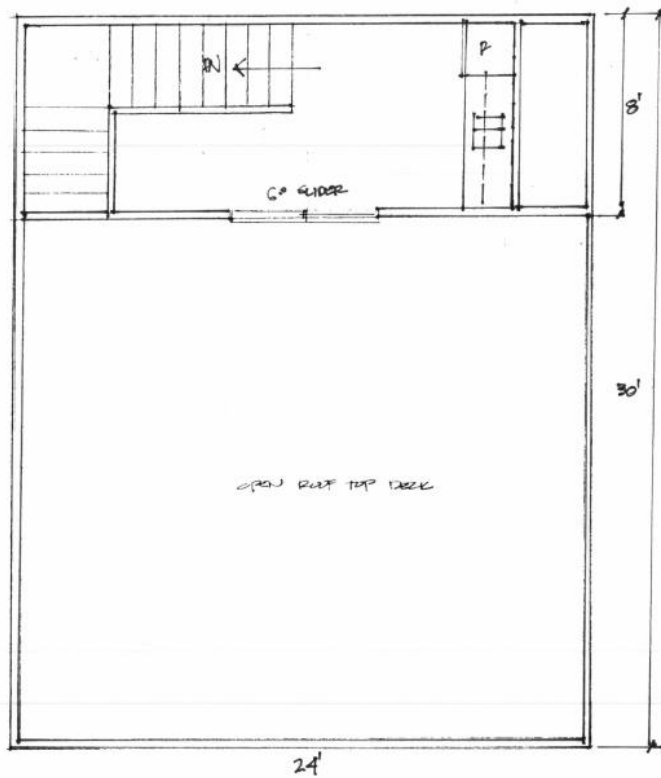
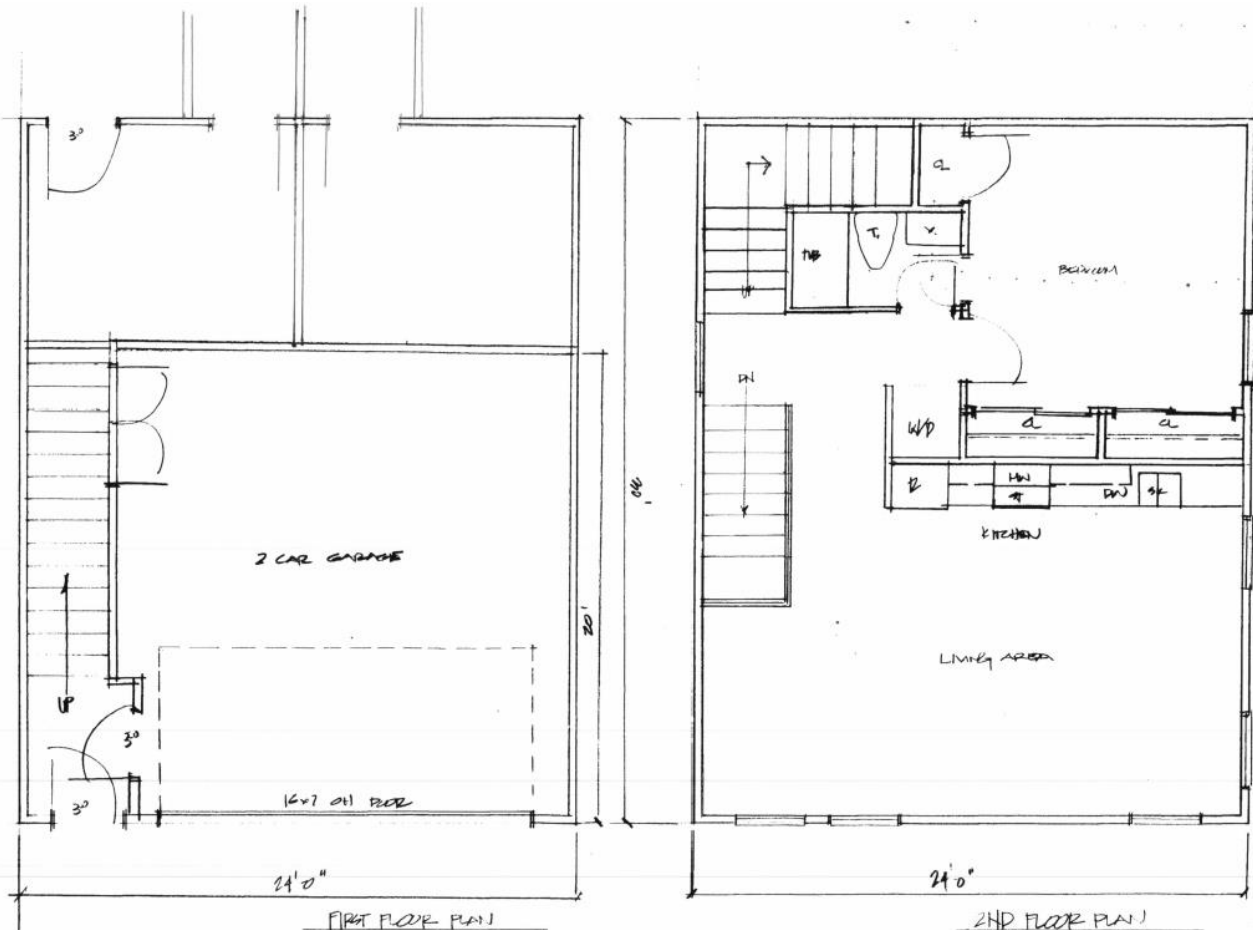


FIRST FLOOR PLAN
1/4" = 1' 0"



SECOND FLOOR PLAN
1/4" = 1' 0"

2023-DV2-015; Preliminary Floor Plans (Continued)



ROOF TOP DECK

1/4" = 1'-0"

2023-DV2-015; Photographs



Photo of the Subject Property: 1133 South Illinois Street



Rear photo of the subject site.



Photo of the dwelling south of the subject site.



Photo of the dwelling north of the subject site.



Photo of the exiting front setbacks along Illinois Street.