

BOARD OF ZONING APPEALS DIVISION I

December 3, 2024

Case Number: 2024-DV1-043
Property Address: 1221 West 33rd Street (approximate address)
Location: Center Township, Council District #12
Petitioner: Antidash LLC, by Anthony Beal
Current Zoning: D-5
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a three-foot west side yard setback (five feet required).
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 provide for the construction of a single-family dwelling with a three-foot west side yard setback (five feet required).
- The subject site is zoned D-5 and the United Northwest Neighborhood Plan recommends residential uses of 3.5-5 units per acre. The subject site contains a deficient lot width for the D-5 district; the standard lot width for single-family development in D-5 is 40 feet and the subject site is approximately 35 feet wide. Staff sees this as a legitimate practical difficulty with regards to the ability for the petitioner to meet the side yard setback requirements of 5 feet, which are meant for lots of 40 feet or more in width. Likewise, Staff finds the request for a 3-foot side yard setback to be minor and not out of character for the surrounding area, as most lots in the neighborhood are also 35 feet wide and thus reduced side yard setbacks tend to be common. Therefore, Staff is unopposed to the request.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Vacant	
Comprehensive Plan	Residential uses of 3.5-5 units/acre	
Surrounding Context	Zoning	Surrounding Context
	North:	North: Single-family residential
	South:	South: Single-family residential
	East:	East: Single-family residential
	West:	West: Single-family residential
Thoroughfare Plan		
West 33 rd Street	Local Street	60 feet of right-of-way existing and 48 feet proposed
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	11/4/24	
Site Plan (Amended)	N/A	
Elevations	11/4/24	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	11/4/24	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- United Northwest Neighborhood Plan (2008)
- Infill Housing Guidelines

Pattern Book / Land Use Plan

- Not applicable to the site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The United Northwest Neighborhood Plan recommends residential uses at 3.5-5 units per acre.

Infill Housing Guidelines

- With regards to setbacks and building spacing, the Infill Housing Guidelines recommends:
 - Reinforce spacing on existing block
 - Leave room for maintenance
 - Limit uncharacteristically large gaps between houses

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

2018DV2011; 1323 West 32nd Street (southwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for access to an accessory garage from 32nd Street (access from the improved alley required), **approved**.

EXHIBITS

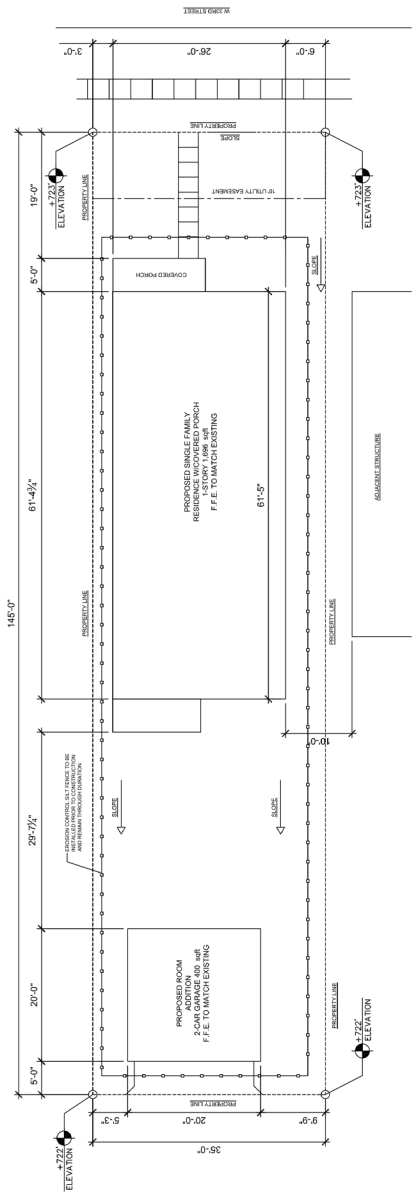


1221 WEST 33RD ST.
NEW CONSTRUCTION
INDIANAPOLIS, IN 46208
CONSTRUCTION DOCUMENTS

STREET ADDRESS:
1221 WEST 33RD STREET
INDIANAPOLIS, IN 46208
PARCEL # 1074890
PRIMARY ZONING:
D5
5.075 SQFT
EXISTING COVERAGE:
2.047 SQFT (39.3%)
PROPOSED COVERAGE:
3.028 SQFT (58.9%)
PROPOSED OPEN SPACE

SHEET INDEX
A1.0 FOUNDATION PLAN / FIRST FLOOR STRUCTURAL PLAN
A1.1 FIRST FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A2.0 EAST ELEVATION, NORTH ELEVATION
A2.1 WEST ELEVATION, NORTH ELEVATION
A3.0 WALL SECTIONS, EGRESS WINDOW SPEC., WALL FRAMING DIAGRAM

- GENERAL NOTES**
- G1 THE GENERAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS, PRIOR TO FABRICATION AND SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF WORK. THE PLANS SHALL BE THE CONTROL FOR THE CONTRACTOR'S WORK.
 - G2 THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - G3 ALL DIMENSIONS SHALL BE TAKEN FROM THE ARCHITECTURAL FINISH UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TAKEN FROM THE EXTERIOR FACE OF WALLS AND FROM THE INTERIOR FACE OF PARTITIONS UNLESS OTHERWISE NOTED.
 - G4 ALL DETAILS AND SECTIONS ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - G5 THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO PROVIDE ALL NECESSARY DETAILS TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



1 SITE PLAN
SCALE: 3/32" = 1'-0"

REVISION #1	08/11/21
REVISION #2	08/11/21
REVISION #3	08/11/21
REVISION #4	08/11/21
REVISION #5	08/11/21
REVISION #6	08/11/21
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REVISION #10	08/11/21
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REVISION #100	08/11/21

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USGBC

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INDIANAPOLIS, IN 46208

Scale: 3/32" = 1'-0"
C1.0

