

PLAT COMMITTEE

February 8, 2023

Case Number:	2022-PLT-094
Property Address:	401 North Hamilton Avenue (<i>Approximate Address</i>)
Location:	Center Township, Council District #17
Petitioner:	Michael and Rachel Heldt, by Matt Walker
Zoning:	D-5
Request:	Approval of a Subdivision Plat, to be known as Hogshire's Hamilton Townhomes, a Replat of Lot 94 in Johnson and Hogshire's East Washington Street Addition, dividing 0.12-acre into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 22, 2022, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-5 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots One and Two would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1915 as shown on historic Sanborn maps. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots One and Two would front on Hamilton Avenue, with alley access on the rear. Lot Two will also have alley access to the south. No new streets are proposed.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

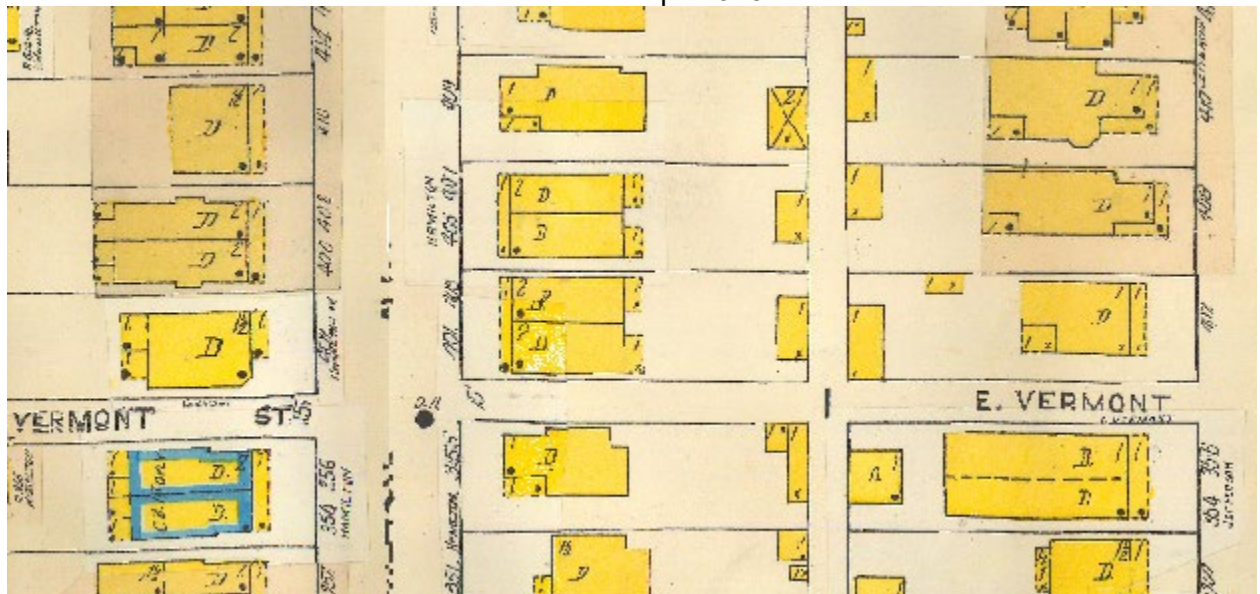
GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Two-Family residential
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
Thoroughfare Plan		
Hamilton Avenue	Local Street	60-feet existing and proposed
Petition Submittal Date	December 22, 2022	

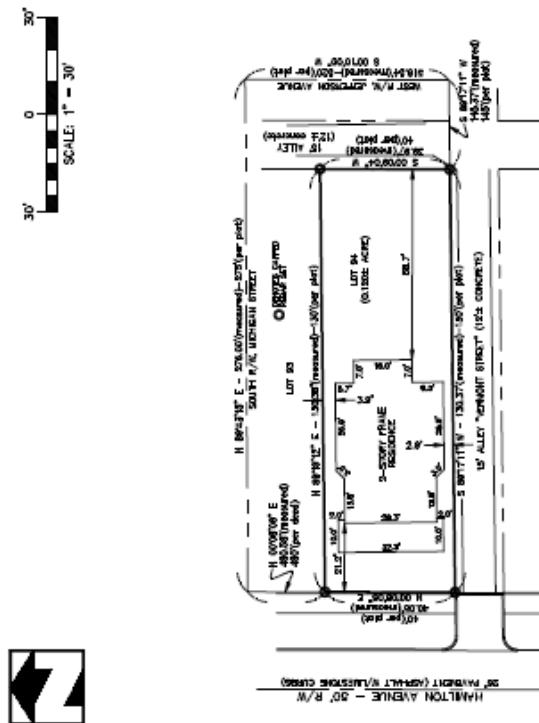
EXHIBITS



Sanborn Maps 1915



BOUNDARY RETRACEMENT SURVEY OF:
LOT 94, JOHNSON & HOGSHIRE'S EAST WASHINGTON STREET ADDITION
INDIANAPOLIS, CENTER TOWNSHIP, MARION COUNTY, INDIANA
PROPERTY ADDRESS: 401 NORTH HAMILTON AVENUE
FOR: AEION GROUP

[illegible]

at 64 in Johnson & Hagaline's East Washington Street Addition, as per plat thereof recorded in plat Book 8, page 173 in the Office of the Recorder of Marion County, Indiana.

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in accordance with Title 285, Article 1.1, Chapter 12, Sections 1 through 19 of the Indiana Administrative Code ("Minimum standards for competent practice for land surveying"), the following observations and opinions are submitted regarding the various uncertainties and the locations of the lines and corners established on this survey as a result of:

- Variances in the Reference Documents;
- Discrepancies in Record Descriptions and Dates;
- Inconsistencies in Uses of Occupation and
- Relative Positional Accuracy.

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established during this survey is within the specifications for a "Suburban" Survey (0.13 feet/100pm) as defined in IAC 886.

GENERAL INFORMATION

- [illegible]

THEORY OF LOCATION

The physical addresses of Hamilton Avenue, New York Street, Jefferson Avenue, and Vermont Street were derived from the measurements of the building corners on these streets. The distances were then checked to see if they corresponded to the block measurements of the building corners. The distances were then checked to see if they corresponded to the block measurements of the building corners. The distances were then checked to see if they corresponded to the block measurements of the building corners.

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As a result of the above observations, and the application of the above theory of location, it is to the best of my knowledge and belief that the uncertainties in the locations of the fires and corners established on this survey area are as follows:

- DUE TO VARIANCES IN REFERENCE NUMBERS: WITHIN TOLERANCE OF A "SUBURBAN" SURVEY
 DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: NONE APPARENT
 DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: NONE APPARENT

and fences are to be installed it should be kept in mind the uncertainties of carriers found or not.

NOTE: This survey was prepared without the benefit of a current title policy or title binder which may reveal additional information, easements, etc. not shown on this drawing.

ENVIRONMENTAL SCIENCE

I certify to the best of my knowledge and belief that the above Plot and Surveyor's Report represents a survey completed under my direction.


I further certify to the best of my knowledge and belief this report conforms with the requirements contained in Sections 1 through 19 of BCS IAC 1.1-12 for a retrocensured survey.

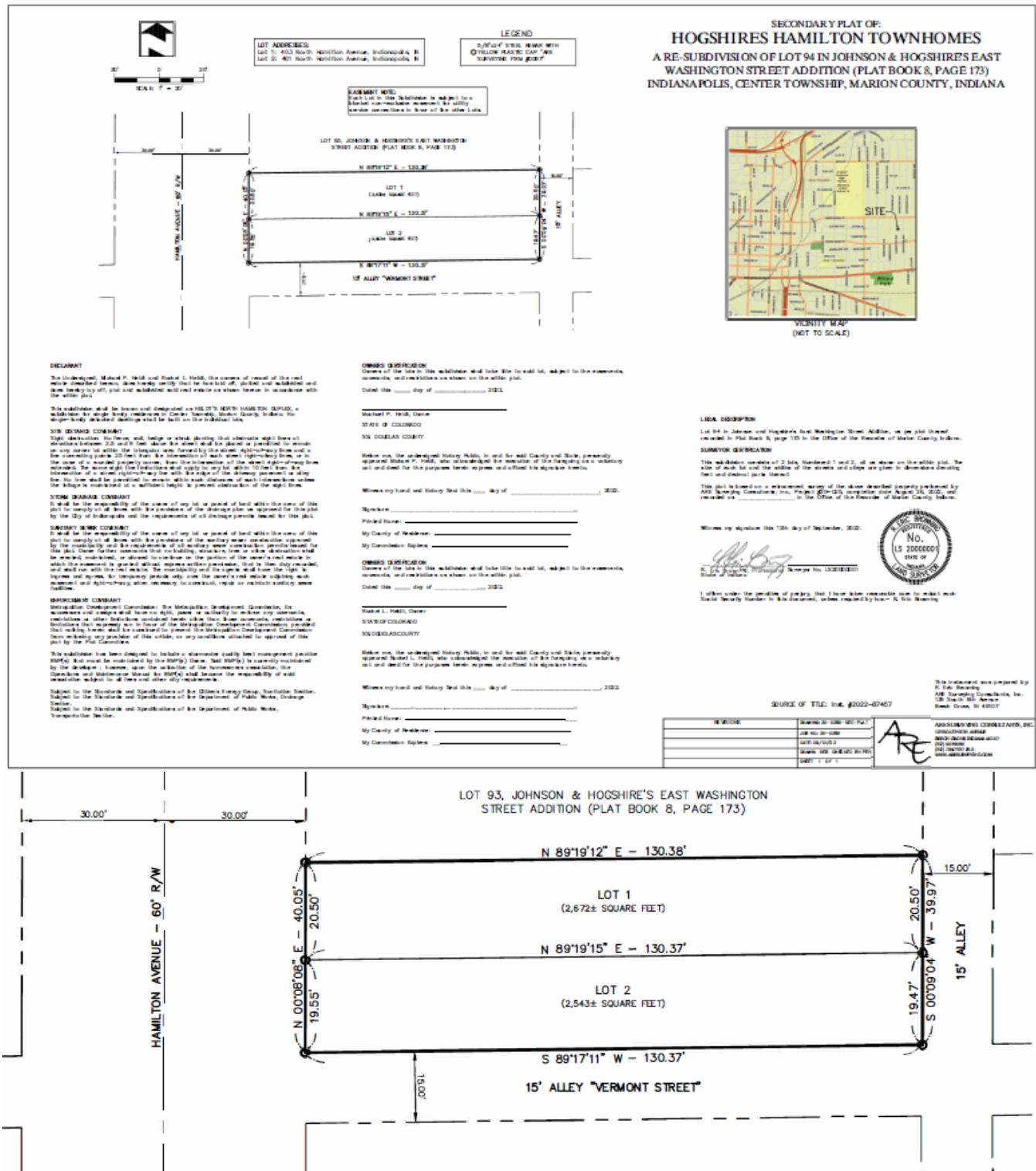
100-443887-100

2. Eric Browning, Indiana Reg. Laid Surveyor No. L820030301

Date of Survey August 28, 2002



	ARE SURVEYING CONSULTANTS, INC.		SHEET 1 OF 1 JANUARY 1989 CHECKED BY: PSH DRAWN BY: PSH PROJECT NO. 00-045-1279 CONTRACT: 00-045-1279		REMARKS



PHOTOS



Subject site viewed from Hamilton Avenue, shown right



Subject site, alley shown right



Subject site viewed from rear alley