

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV1-028
Address: 7417 Glenview Drive East (approximate address)
Location: Washington Township, Council District #3
Zoning: D-2
Petitioner: Michael R. and Wynter D. Ackermann, by Adam S. Mears
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a detached pool shed with a four-foot south side yard setback (seven-foot side yard setback required).

RECOMMENDATIONS

Staff **recommends approval** of the request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

D-2	Metro	Single-Family residential
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SURROUNDING ZONING AND LAND USE

North	D-2	Single-Family residential
South	D-2	Single-Family residential
East	D-A	Single-Family residential
West	D-2	Single-Family residential

COMPREHENSIVE PLAN	The Comprehensive Plan recommends Suburban Neighborhood development
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- ◇ The subject site is a nearly 22,000 square foot lot in the D-2 district, and is developed with a single-family dwelling and detached accessory structures. This property is within the Glenview Estates Subdivision in the Allisonville Neighborhood.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide for the location of a detached pool shed with a four-foot side yard setback where a seven-foot setback is required.
- ◇ This petition would legally establish a 252-square-foot pool shed that was placed on the property in 2020. The structure placement aligns with the edge of an existing pool apron. Typically, staff would suggest that the shed could be relocated to comply with the required seven-foot setback, however, staff would not be opposed to a slightly reduced setback for a detached accessory structure that has existed in a non-compliant location without complaint, and otherwise meets all ordinance standards.

(Continued)

STAFF REPORT 2023-DV1-028 (Continued)

GENERAL INFORMATION

THOROUGHFARE PLAN

Glenview Drive East 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

File-dated June 2, 2023

FINDINGS OF FACT

File-dated June 2, 2023

ZONING HISTORY – SITE

None

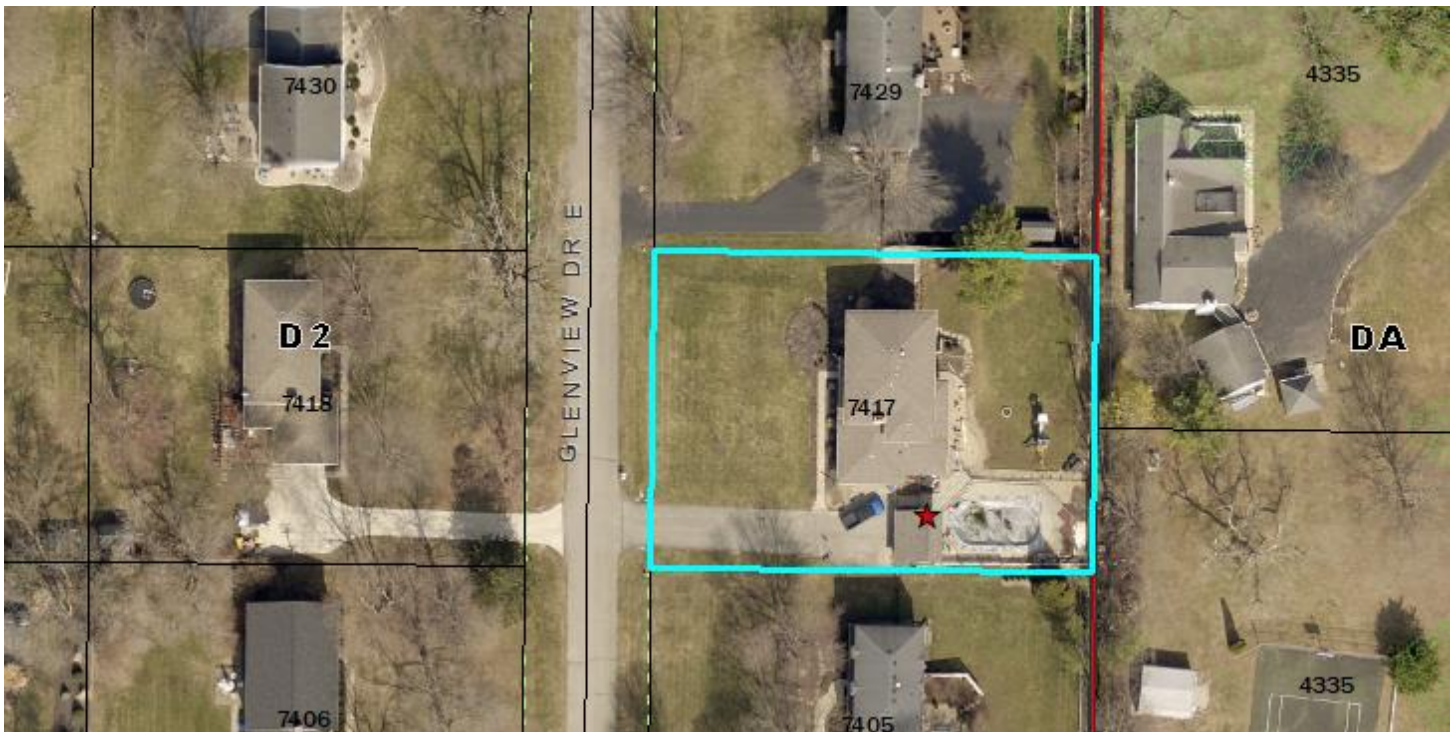
ZONING HISTORY –VICINITY

2015-UV3-010, 4355 E 75th Street, Variance to provide for 28.7-foot tall (including 4.9-foot-tall cupola), two-story, 24 by 36-foot detached accessory building, with a second floor dwelling unit, with an 11-foot side setback and an 18-foot rear setback, **approved**.

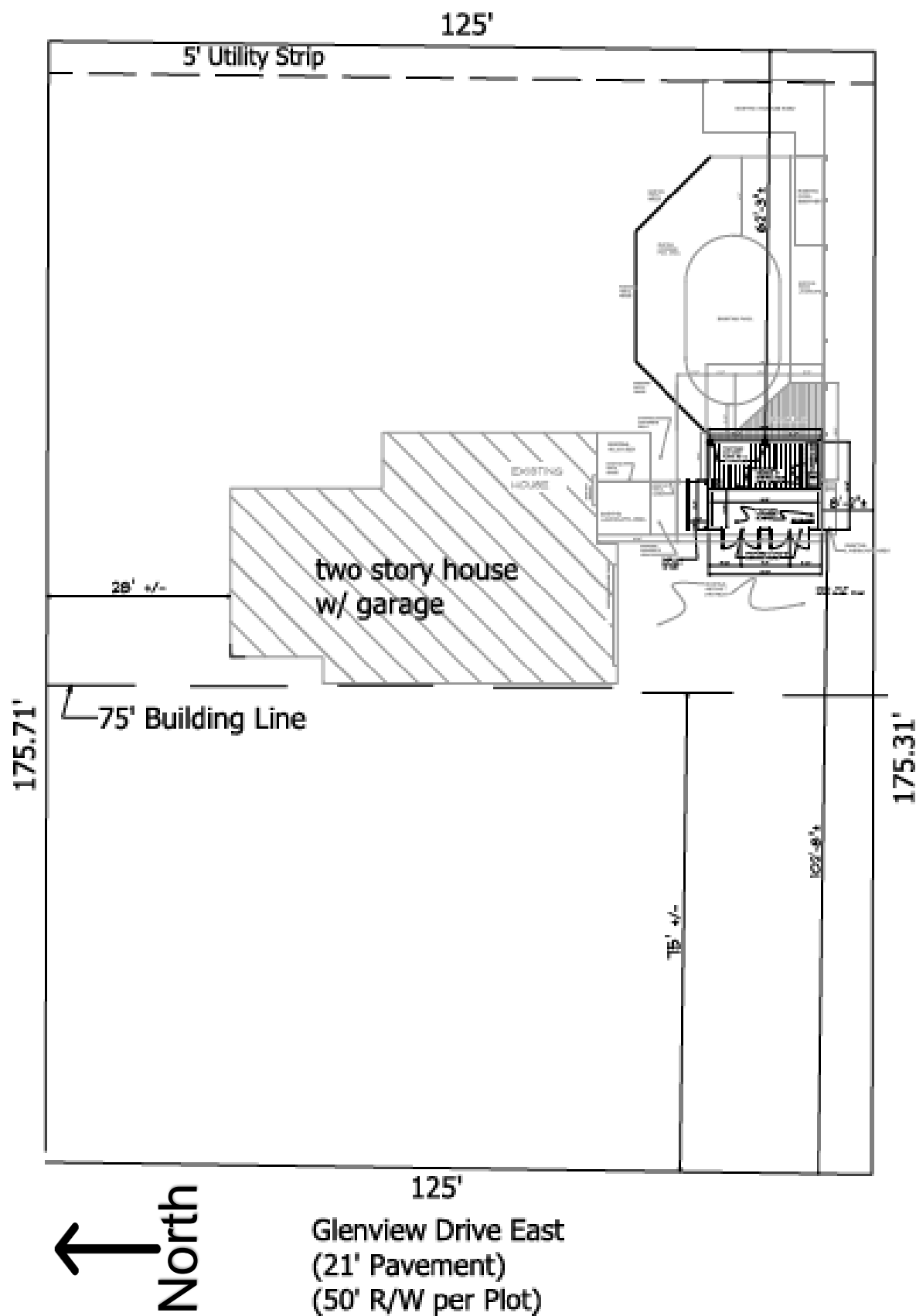
136-F-SZ-55, Approval of a subdivision plat to be known as Glenview Estates Addition Amended.

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2023-DV1-028; Aerial Map



2023-DV1-028; Site Plan



2023-DV1-028; Photographs



Subject site viewed from Glenview Drive East



Subject site, South side setback