

BOARD OF ZONING APPEALS DIVISION II

December 12, 2023

Case Number: 2023-UV2-012

Property Address: 6328 Sharrob Road (approximate address)

Location: Decatur Township, Council District #22

Petitioner: Francisco Javier Vazquez Rocha, by David Stevens

Current Zoning: I-2

Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to a single-family dwelling (not permitted) with a three-foot east side yard setback (30-foot side yard setbacks required).

Current Land Use: Residential

Staff Recommendations: Staff recommends approval of this request

Staff Reviewer: Noah Stern, Associate Planner

PETITION HISTORY

ADDENDUM FOR THE DECEMBER 12, 2023 HEARING

- This petition was automatically continued by a registered neighborhood organization from the November 19, 2023 BZA II hearing to the December 12, 2023 BZA II hearing.

STAFF RECOMMENDATION

Staff **recommends approval** of this request.

PETITION OVERVIEW

- This request would provide for an addition to a single-family dwelling (not permitted) with a three-foot east side yard setback (30-foot side yard setbacks required).
- The subject site is located in the Metro Context Area and zoned I-2 (light industrial) but has been developed with the current single-family residence since 1989. The side setback standard for I-2 districts in the Metro Context Area of 30 feet is meant for lots that contain at least 75 feet of street frontage or lot width. The subject site is far under that amount, sitting at just over 50 feet of street frontage, representing a practical difficulty and unrealistic expectation for the owner to comply with 30-foot side yard setbacks. Further, the residence has an existing east side yard setback of 3 feet that the proposed addition related to this petition is to match (site plans depicted below). With the proposal set to meet the existing east side yard setback of the primary structure (thus not encroaching

on the adjacent property any closer than the current conditions of the site), and the practical difficulty of the substantial setback requirements of the present zoning classification for a lot of this size, Staff is not opposed to the request for a 3-foot east side yard setback to provide for the proposed addition.

GENERAL INFORMATION

Existing Zoning	I-2	
Existing Land Use	Residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
	North: I-2	North: Single-Family Residential
	South: I-2	South: Single-Family Residential
	East: I-2	East: Single-Family Residential
	West: I-2	West: Single-Family Residential
Thoroughfare Plan		
	Sharrob Road Local Street Existing ROW: 30 feet Proposed ROW: 48 feet	
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	9/11/23	
Site Plan (Amended)	N/A	
Elevations	9/11/23	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	9/11/23	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends the Suburban Neighborhood living typology for this site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site

Neighborhood / Area Specific Plan

- Not Applicable to the Site

Infill Housing Guidelines

- Not Applicable to the Site

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

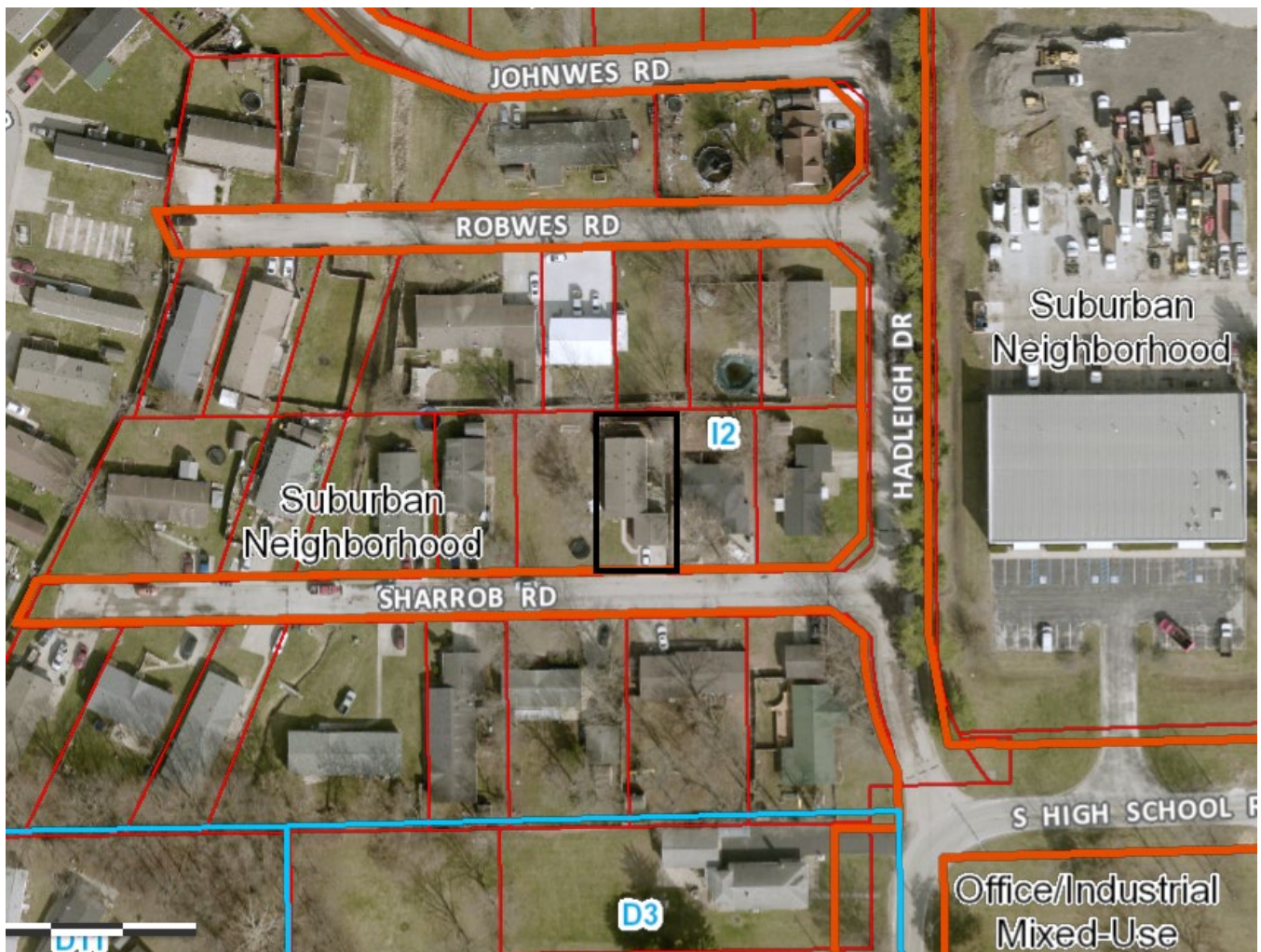
2021ADM217; 6345 (north of site), Detached garage in I-2 district, **approved**.

98-Z-231; 4302 South High School Road (east of site), rezone of 6 acres from the SU-1 to the I-2-S district, **approved**.

94-Z-150; 4302 South High School Road (east of site), rezone of 6 acres, being in the I-2-S, to the SU-1 classification, **approved**.

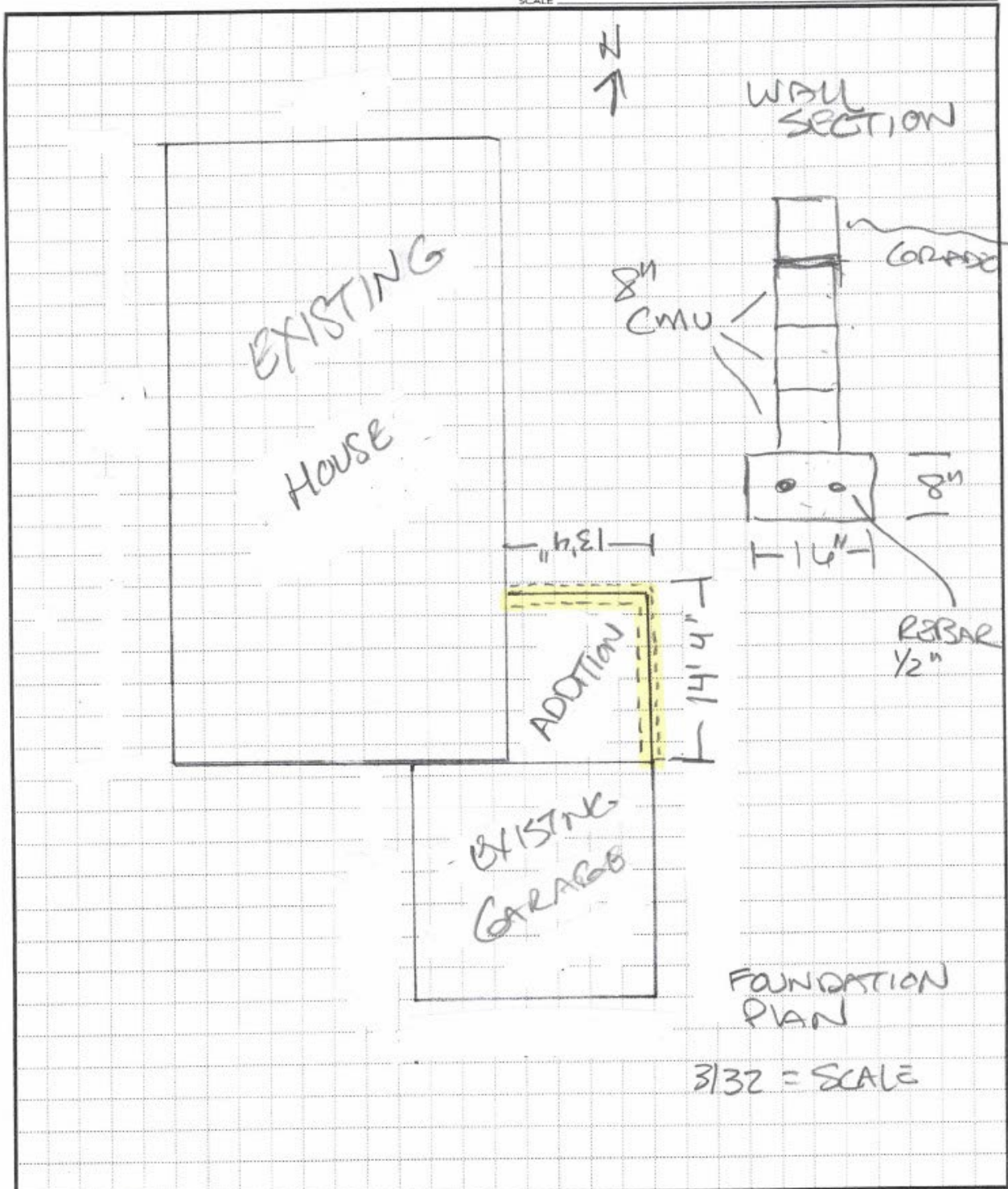
92-Z-115; 4541 South High School Road (south of site), rezone of 9.3 acres, being in the D-3 district, to the I-2-S classification, **approved**.

EXHIBITS



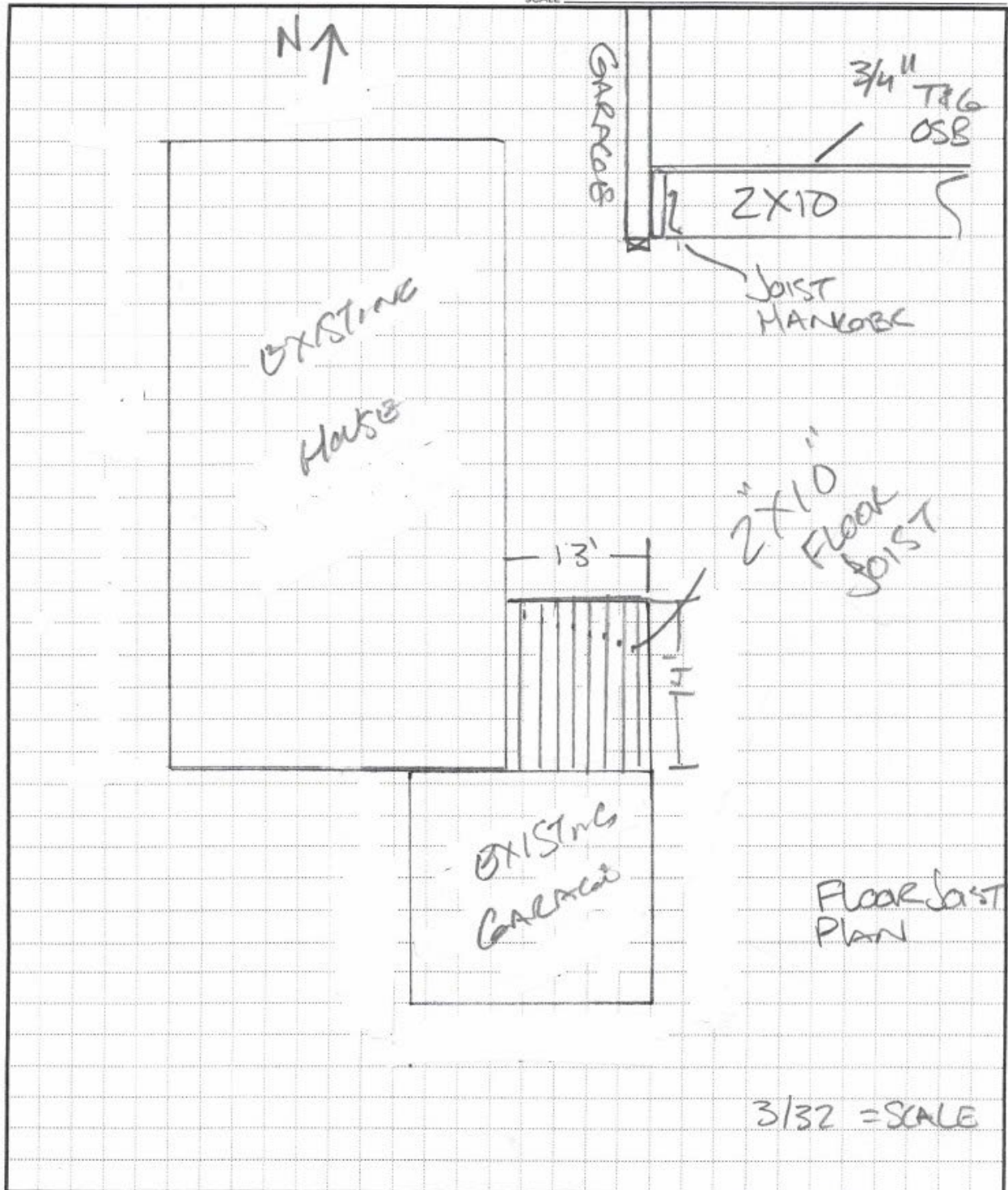


JOB ROCH
 SHEET NO. 3 OF 8
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE _____



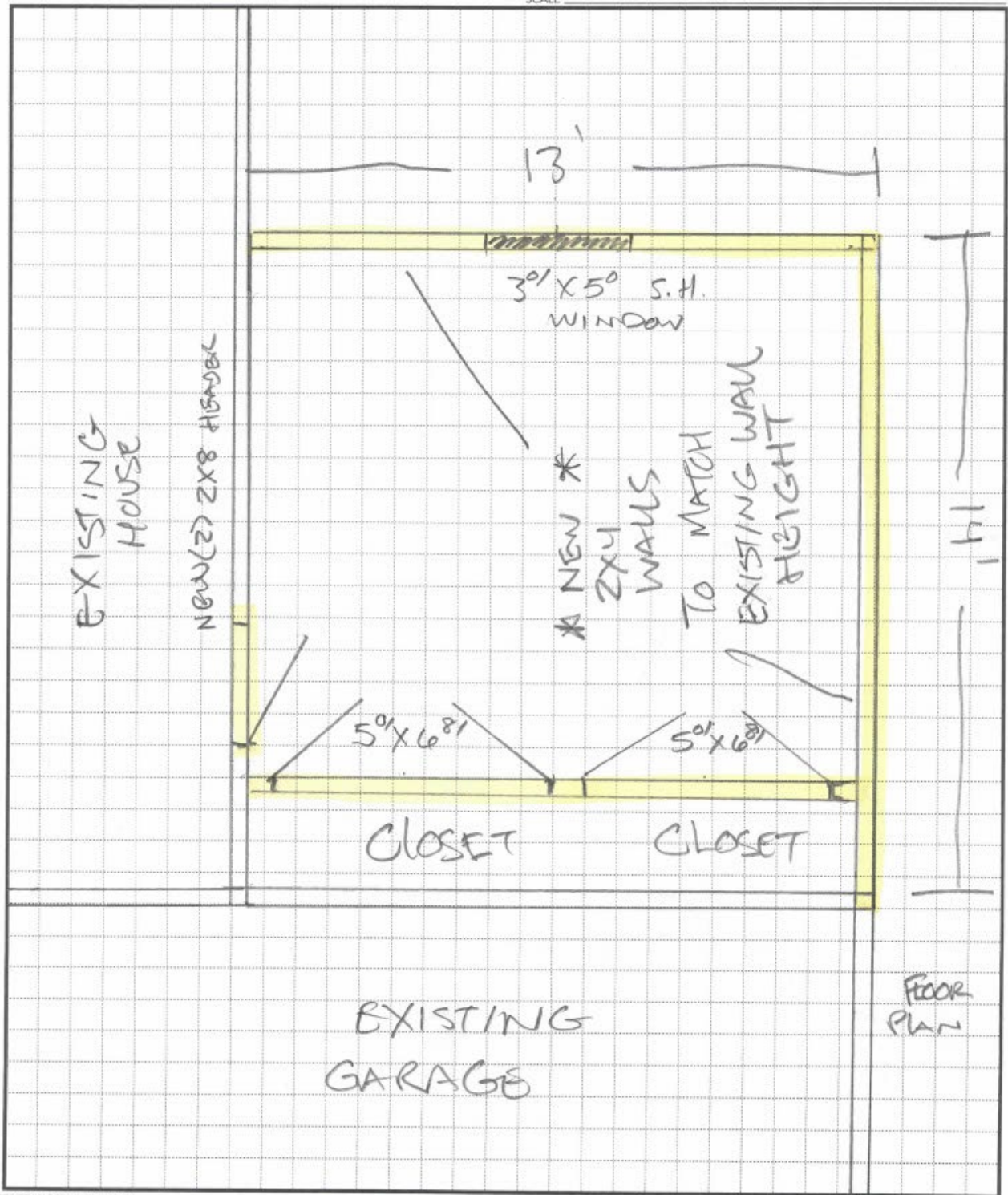


JOB ROCHA
 SHEET NO. 4 OF 8
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE _____





JOB Rocha
 SHEET NO. 5 OF 8
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE _____





JOB Rockledge
SHEET NO. 66 OF 8
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

NORTH
ELEVATION

