

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV1-023 (Amended)
Address: 4511 Central Avenue (approximate address)
Location: Washington Township, Council District #7
Zoning: D-2
Petitioner: Joshua Altherr and Clarissa Rodda, by Josh Valentine
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage with a five-foot north side yard setback (seven-foot side yard setback required).

RECOMMENDATIONS

Staff **recommends approval** of this request as amended.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

D-2	Compact	Residential (Single-family dwelling)
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SURROUNDING ZONING AND LAND USE

North	D-2	Residential (Single-family dwelling)
South	D-2	Residential (Single-family dwelling)
East	D-2	Residential (Single-family dwelling)
West	D-2	Residential (Single-family dwellings)

NEIGHBORHOOD PLAN The Meridian Kessler Neighborhood Plan (2016) recommends traditional neighborhood development.

- ◇ The 0.21-acre subject site is developed with a single-family dwelling and storage shed. The surrounding properties are similarly developed with a pattern of reduces setbacks in the Meridian Kessler neighborhood.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The grant of the request would allow for the construction of a detached garage with a deficient five-foot side setback. The initial request was for a three-foot side setback.

(Continued)

STAFF REPORT 2023-DV1-023 (Continued)

- ◇ Table 744-201-1: Dimensional Standards for Districts D-A through D-5II indicates that the D-2 district requires a seven-foot side setback for new construction. The minimum lot area is 15,000 square feet for a single-family dwelling with a required 80-foot lot width and 40-foot street frontage required.
- ◇ Setbacks are required to maintain proper fire separation distance between buildings from adjacent properties, allow for property maintenance, and ensure adequate drainage on site.
- ◇ Considering that the lot is deficient in size with an approximate 8,900 square foot area and 50-foot lot width, staff is supportive of a setback reduction and requested an increase from three feet to five to provide more separation from the property boundary for a slight reduction of the Ordinance.

GENERAL INFORMATION

THOROUGHFARE PLAN	Central Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a secondary arterial street, with a 59-foot existing right-of-way and a 78-foot proposed right-of-way.
OVERLAY	This site is in a Transit-Oriented Development (TOD) overlay, specifically the Bus Rapid Transit Red Line.
SITE PLAN	File-dated April 24, 2023.
AMENDED SITE PLAN	File-dated May 22, 2023.
FINDINGS OF FACT	File-dated April 24, 2023.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

None.

ZONING HISTORY – VICINITY

2023-DV2-005; 4540 Park Avenue (northeast of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house with a secondary dwelling containing 850 square feet (maximum 720 square feet), resulting in an open space of 72 percent (75 percent open space required), **pending**.

2021-DV3-023; 4519 Central Avenue (north of site), Variance to provide for a detached garage with a four-foot south side setback and 72% open space, **granted**.

(Continued)

STAFF REPORT 2023-DV1-023 (Continued)

2020-DV3-017; 4545 Central Avenue (north of site), Variance to provide for a dwelling addition with a 4.5-foot north side setback, **granted**.

2019-DV1-046; 4456 North Park Avenue (southeast of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 685-square foot secondary dwelling, without an entrance visible from a public right-of-way (not permitted) and within a detached garage with a one-foot side and rear setback (five-foot rear and seven-foot side setback required). **granted**.

2019-DV1-038; 4520 Broadway Street (northeast of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 700-square foot garage with a 0.33-foot north side setback for the garage eave and two-foot north side setback for the garage wall (seven-foot side yard required), **granted**.

2018-CVR-804; 4550 North Central Avenue (northwest of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for Two small school Theatrical or musical production and instruction; Neighborhood offices for Meridian Kessler area neighborhood organizations; Gymnastics, karate, yoga and theatrical instruction; offices and meeting space for not-for-profits; Event space for not-for-profit organizations; Outdoor events (with temporary tents) for Fall Festival related to IPS public school; Neighborhood party or Home tour; Meeting space for addiction-related activities; Artists' work space; and a Shared commercial kitchen (not permitted); and to legally establish a 20-square foot freestanding sign, with zero-foot setbacks from Washington Boulevard and 46th Street, within the clear sight triangle of the abutting streets (15-foot setback, signs not permitted within the clear sight triangle of the abutting streets), **granted**.

2018-DV1-047; 4565 Park Avenue (northeast of site), Variance to legally establish a six-foot tall opaque fence in the front yard of 46th Street and within the clear sight triangle of the abutting street and alley, and to legally establish a four-foot-tall wrought iron fence in the right-of-way of Park Avenue and the clear sight triangle of the abutting streets, **granted**.

2018-DV2-003; 4535 North Park Avenue (northeast of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached garage, with access from Park Avenue (access required exclusively from an improved alley), **granted**.

2016-DV2-011; 4551 Central Avenue (north of site), Variance to provide for the construction of a detached garage, with a 1.75-foot rear setback, **granted**.

2015-DV2-040; 4466 Central Avenue (west of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish and provide for an addition, with a 3.7-foot east side yard for a single-family dwelling and a four-foot west side yard for a detached garage, creating a 7.7-foot aggregate side yard, **granted**.

2014-DV1-046; 4559 Central Avenue (north of site), Variance to provide for single-family dwellings on two proposed 8,228-square foot lots, a) with the single-family dwelling on the northern lot having a 10.5-foot front setback from 46th Street, b) with the detached garage on the northern lot having an approximately 20-foot front setback from 46th Street and five-foot side setbacks for a 10-foot aggregate side yard, c) with the single-family dwelling on the southern lot having a 18-foot aggregate side setback, d) with the detached garage on the southern lot having a five-foot side setback, e) with the southern lot having a lot width of 46 feet, and f) with both lots having an open space of 73%, **withdrawn**.

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STAFF REPORT 2023-DV1-023 (Continued)

2014-DV3-005; 4450 North Park Avenue (southeast of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a garage addition to an existing single-family dwelling, creating a 12-foot rear yard setback, **granted**.

2014-HOV-004; 4426 North Broadway Street (southeast of site), Variance development standards of the Dwelling Districts Zoning Ordinance to provide for an attached living and accessory area addition to an existing single -family dwelling, with a 1.2-foot north side setback and a 21.7-foot rear setback, and to provide for an open space of 67%, in D-2, **granted**.

2011-DV1-054; 4421 North Central Avenue (south of site), Variance development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of an 800-square foot garage, with a three-foot north side setback, in D-2, **granted**.

2005-DV3-002; 4515 Washington Boulevard (northwest of site), Variance of development standards to provide for a 308-square foot detached garage with a three-foot north side yard and rear yard setback, **granted**.

2002-DV2-026; 4401 North Central Avenue (south of site), Variance of development standards of the Sign Regulations to provide for a 3.66-foot-tall ground sign, located nine feet from the proposed right-of-way of Central Avenue, in D-2, **granted**.

99-V2-71; 4550 North Central Avenue (northwest of site), Variance of development standards of the Sign Regulations to provide for a 52-square foot ground sign (freestanding sign not permitted), **withdrawn**.

90-HOV-62; 4515 Washington Boulevard (northwest of site), Variance of development standards of the Dwelling District Zoning Ordinance to permit the construction of an inground pool and convert an existing garage to a patio and storage building with a side yard setback of four feet (7 feet required), **withdrawn**.

90-HOV-43; 4505 North Park Avenue (southeast of site), Variance development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 13 by 20-foot breezeway connecting a 24 by 33-foot detached garage to the primary structure, creating a rear setback of 5.25 feet, in D-2, **granted**.

88-HOV-93; 4401 North Park Avenue (southeast of site), Variance development standards of the Dwelling Districts Zoning Ordinance to provide for a side yard of four feet for an addition to an existing single-family residence, in D-2, **granted**.

86-UV1-109; 4550 Central Avenue (northwest of site), variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a foyer addition to an existing church, **granted**.

88-UV2-63; 4407 North Central Avenue (south of site), Variance of use of the Dwelling Districts Zoning Ordinance to provide for an architect's office, in D-2, **granted**.

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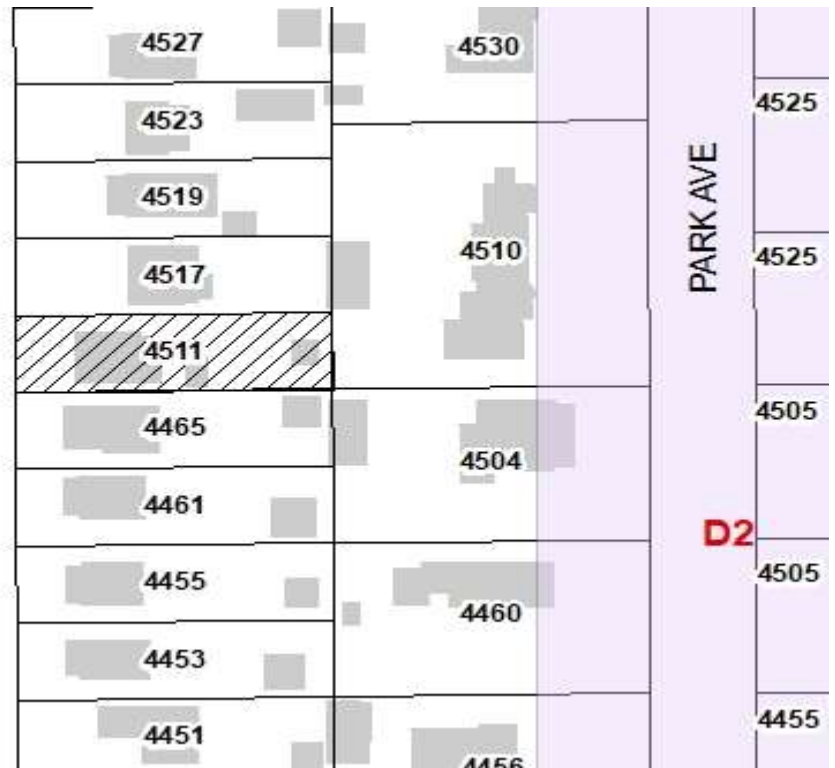
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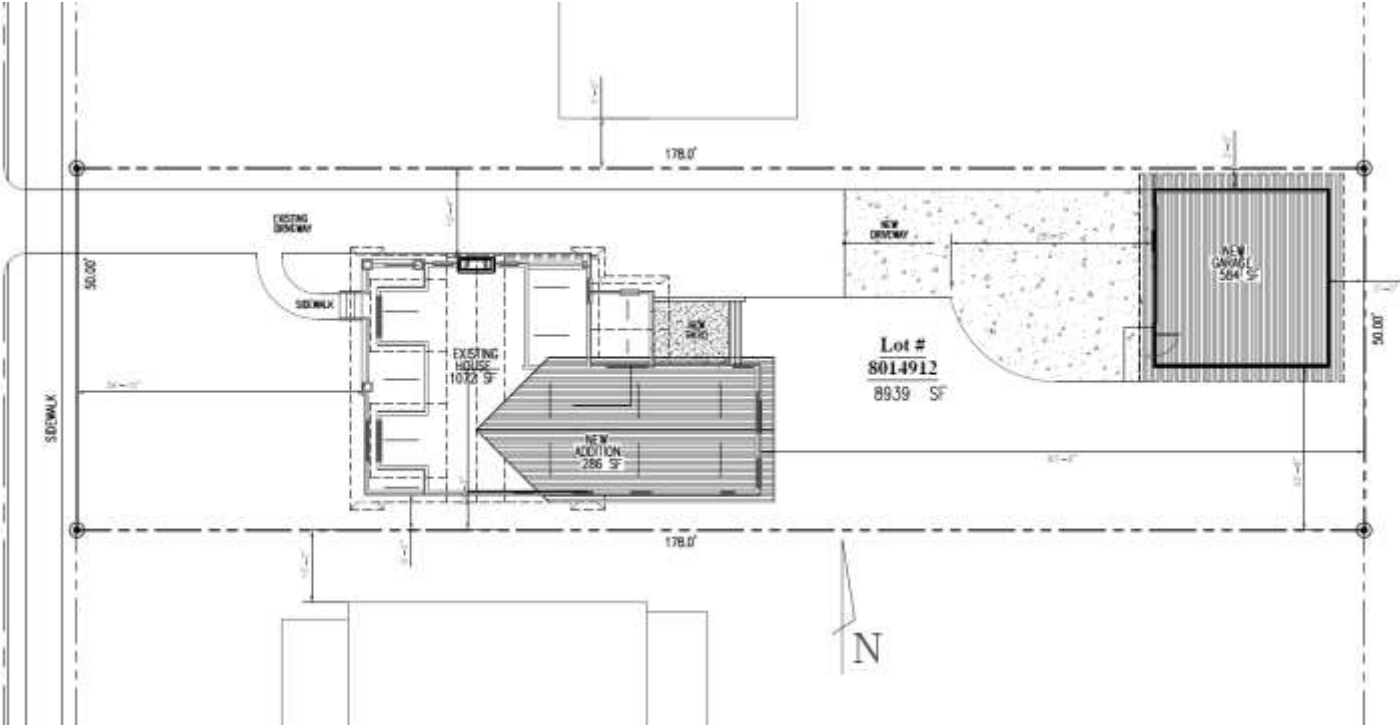
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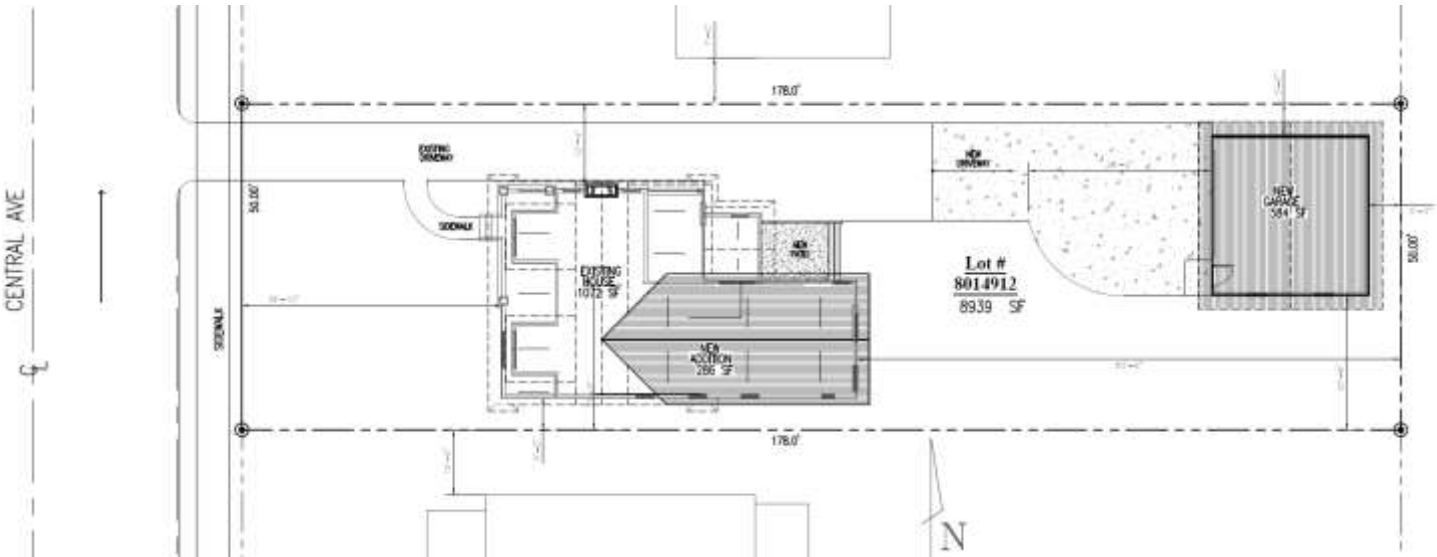
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2023-DV1-023; Site Plan



2023-DV1-023; Amended Site Plan



2023-DV1-023; Photographs



Photo of the Subject Property: 4511 Central Avenue



Photo of the single-family dwellings with accessory structures north of the site.



Photo of the single-family and detached garage south of the site.



Photo of the existing driveway on site looking east.



Photo of the rear yard of the subject site.



Photo of the proposed location of the detached garage looking west.