

## STAFF REPORT

### Department of Metropolitan Development Division of Planning Current Planning Section

**Case Number:** 2023-UV1-008  
**Address:** 545 South East Street (*Approximate Address*)  
**Location:** Center Township, Council District #16  
**Petitioner:** AOI Properties, LLC, by Paul Reynolds  
**Request:** Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for building additions resulting in the residential component of a Live/Work unit being the dominant use (residential use must be incidental to a commercial use).

### **RECOMMENDATIONS**

Staff **recommends approval** of the variance request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

##### EXISTING ZONING AND LAND USE

CBD-2 (RC)	Compact	Office and single-family dwelling unit
------------	---------	--

##### SURROUNDING ZONING AND LAND USE

North	-	CBD-2 (RC)	Single-family dwelling
South	-	SU-1 (RC)	Surface parking area for a church
East	-	D-8 (RC)	Single- and two-family dwellings
West	-	I-3 (RC)	Industrial

##### COMPREHENSIVE PLAN

The Comprehensive Plan recommends the site for Traditional Neighborhood uses

#### **REGIONAL CENTER APPROVAL**

- ◇ Along with this petition, a Regional Center Approval petition was filed for the proposed building additions, plus new windows, parking lot screening and painted brick. This petition, 2023-REG-035, would be subject to the approval of the subject variance petition.

#### **VARIANCES**

- ◇ This petition seeks to provide for an expansion of an existing dwelling unit that would, ultimately, exceed the maximum square footage for a Live/Work unit. The Ordinance requires that the non-residential use be the primary use of the site. In terms of square footage, the existing commercial

(Continued)

## **STAFF REPORT 2023-UV1-008 (Continued)**

space on the first level is 3,154 square feet. Part of the existing dwelling unit space is also on the first floor, at 795 square feet, with more dwelling space on the second level, consisting of 1,767 square feet. The proposed additional dwelling space would be within a proposed loft and third level, with 1,283 square feet in the loft and 1,568 square feet in a proposed third level, totaling 5,413 square feet of dwelling area. Thus, the dwelling would be a primary use of the land.

- ◇ The site includes a surface parking area to the north of the structure. This lot would remain, with a proposed screen that would replace the existing failing brick and glass screen. The elevations indicate that the proposed screen would extend in front of the existing building, which is not permitted. The petitioner has indicated that they would submit a revised plan that would meet the Ordinance.
- ◇ The site is recommended for Traditional Neighborhood uses, according to the Land Use Plan. Traditional Neighborhood uses would include small-scale offices, retailing, and personal or professional services, as well as mix of uses, including housing. This recommendation indicates that mixed-use structures is preferred in situations like located at street intersections. The site is located at the northeast corner of Merrill Street and East Street. Therefore, the request would meet the Plan.

## **GENERAL INFORMATION**

### **THOROUGHFARE PLAN**

The Official Thoroughfare Plan for Marion County indicates that East Street is a primary arterial, with a 78-foot right-of-way existing and proposed. Merrill Street is a local street, with a 48-foot existing and proposed right-of-way.

### **LAND USE PLAN / URBAN DESIGN GUIDELINES DISTRICT TYPOLOGY**

The Comprehensive Land Use Plan recommends Traditional Neighborhood development. The site is within Neighborhood Residential District typology of the Regional Center Urban Design Guidelines

### **TRANSIT-ORIENTED DEVELOPMENT**

The site is located within a transit-oriented development area.

### **SITE PLAN FINDINGS OF FACT**

File-dated, April 20, 2023  
File-dated, April 20, 2023

## **ZONING HISTORY - SITE**

**2023-REG-035; 545 South East Street**, requested a Regional Center Approval petition to provide for building additions to an existing structure, for residential use, **pending**.

## **ZONING HISTORY – VICINITY**

None.

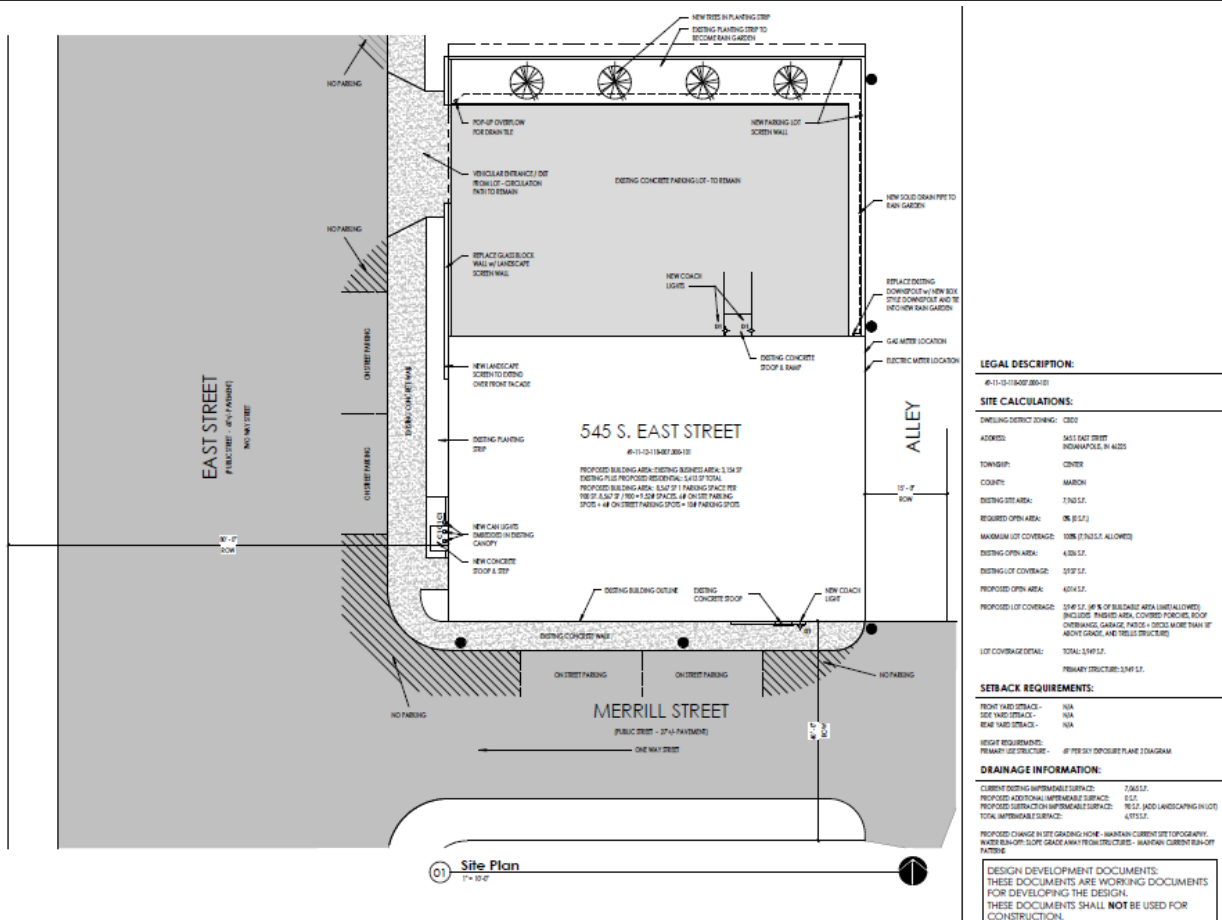
JY

\*\*\*\*\*

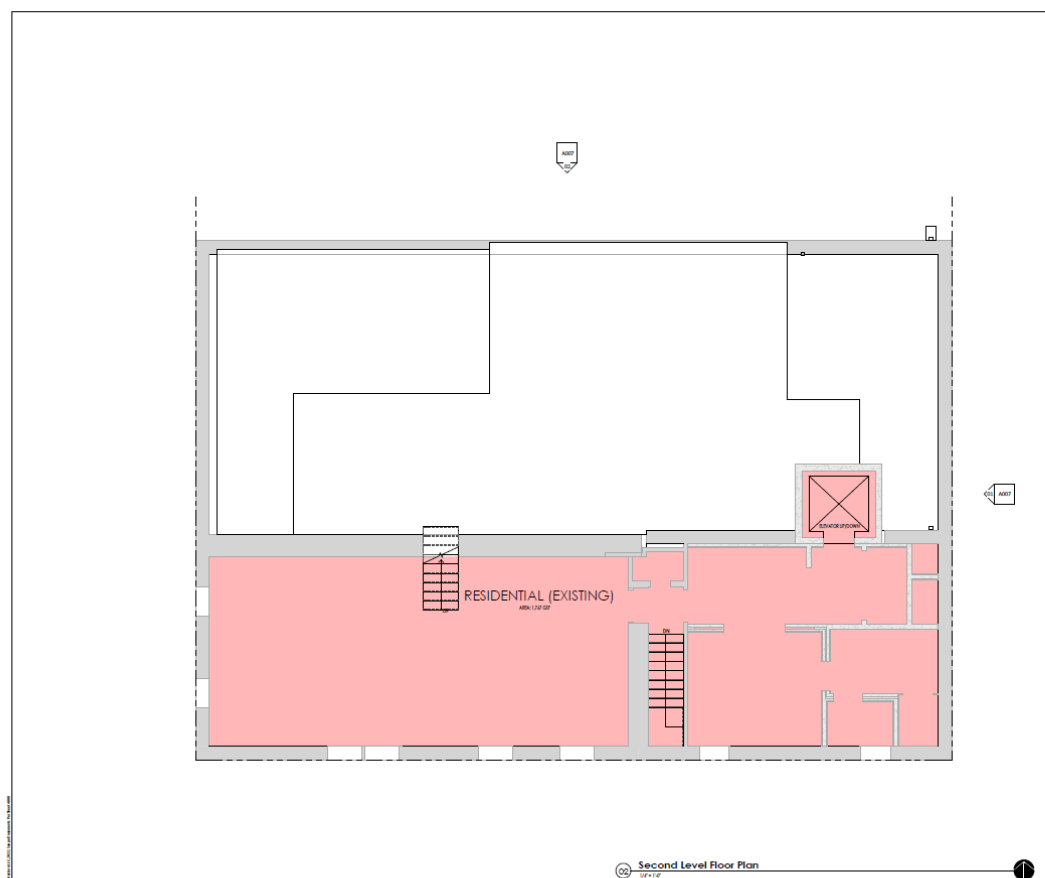
(Continued)

STAFF REPORT 2023-UV1-008 (Maps)

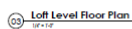




**STAFF REPORT 2023-UV1-008 (Plans)**

[illegible]

<div><p><b>HAUS</b> Architecture for Modern Lifestyles 317.462.2828 800.462.2828 1414 4th Street #203 Indianapolis, IN 46202</p></div>	NAME _____	
	FOR REGIONAL CENTER VARIANCE	
	CERTIFICATION _____	
	PROJECT NAME _____	
	<div><div>PRIVATE RESIDENCE</div><div>3451 50th Street, Indianapolis, IN 46226</div></div>	
	WARRANTY _____	CHARTERED _____
	12/20/2012 _____	CHARTERED _____
	12/20/2012 _____	CHARTERED _____
	04/12/2013 _____	CHARTERED _____
	04/12/2013 _____	CHARTERED _____
REMARKS _____	CHARTERED _____	
CHARTERED _____	CHARTERED _____	
COPYRIGHT _____	CHARTERED _____	
PROJECT NUMBER _____	CHARTERED _____	
PER NAME _____	CHARTERED _____	
SHEET TITLE _____		
Second Level		
SHEET NUMBER _____		



DESIGN DEVELOPMENT DOCUMENTS:  
THESE DOCUMENTS ARE WORKING DOCUMENTS  
FOR DEVELOPING THE DESIGN.  
THESE DOCUMENTS SHALL **NOT** BE USED FOR  
CONSTRUCTION.

A004



DESIGN DEVELOPMENT DOCUMENTS:  
THESE DOCUMENTS ARE WORKING DOCUMENTS  
FOR DEVELOPING THE DESIGN.  
THESE DOCUMENTS SHALL **NOT** BE USED FOR  
CONSTRUCTION.

**A005**







**SOUTH BUILDING ELEVATION**

SOUTHWEST CORNER FROM MERRIL STREET

SOUTHWEST CORNER FROM MERRIL STREET



WEST BUILDING ELEVATION

NORTHWEST CORNER VIEW FROM EAST STREET

SOUTHEAST CORNER FROM MERRIL STREET



NORTHEAST CORNER FROM ALLEY

**NORTH BUILDING ELEVATION**

OVERHEAD VIEW FROM NORTHWEST

DESIGN DEVELOPMENT DOCUMENTS:  
THESE DOCUMENTS ARE WORKING DOCUMENTS  
FOR DEVELOPING THE DESIGN.  
THESE DOCUMENTS SHALL **NOT** BE USED FOR  
CONSTRUCTION.



**STAFF REPORT 2023-UV1-008 (Photos)**



Views of the site from Merrill Street, looking north





View of adjacent properties to the east, along Merrill Street (top); and subject site from East Street





Views of the site from East Street