

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV3-024
Address: 7745 Surrey Drive (approximate address)
Location: Perry Township, Council District #23
Zoning: D-2
Petitioner: Jeffrey & Shannon Reedy
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a wooden privacy fence within the rear yard, with a height ranging between eight and ten feet tall (maximum six-foot-tall fence permitted within rear yard).

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	C-4	Commercial
West	D-2	Single-Family residential

COMPREHENSIVE PLAN	The Comprehensive Plan recommends Traditional Neighborhood development
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- ◇ The subject site is a residential property in the Carriage Estates subdivision of the Linden Wood neighborhood. This lot is approximately 27,400 square feet and developed with a two-story dwelling, accessory buildings, and a pool and game court.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide for a fence on the rear property line with a height ranging from eight to ten feet. The maximum height permitted for a residential fence in the rear yard is six feet.
- ◇ Staff typically would not support variances for increased fence heights: however, this property is downhill from an abutting highway, U.S. 31 South. As shown in the site photos, the fence has been erected, and is at a much lower elevation than the abutting street. Because of the change in topography, staff would not be opposed to an increased fence height.

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- ◇ Staff would note that this variance should only apply to the rear lot line. Fences in side yards shall comply with ordinance standards in Sec. 744-510.

GENERAL INFORMATION

THOROUGHFARE PLAN

Surrey Drive is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 70-foot existing and proposed right-of-way.

US 31 is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial, with a 150-foot existing and proposed right-of-way.

SITE PLAN

File-dated June 30, 2023

FINDINGS OF FACT

File-dated June 30, 2023

ZONING HISTORY – VICINITY

2007-DV3-058A, 7667 Shelby Street, variance to legally establish a 70-square foot electronic variable message sign component within 100 feet of a protected district, and within approximately fifteen feet of a signalized traffic intersection, **denied**.

2007-DV3-058B 7667 Shelby Street, variance to legally establish a 41.75-foot-tall, 465-square foot pole sign, **approved**.

91-HOV-90, 7731 Shelby Street, variance to permit placement of a second integrated center sign, **approved**.

61-P-77, Approval of a plat to be known as Carriage Estates.

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2023-DV3-024; Photographs



Subject site's front yard on Surrey Drive, looking northeast



Subject site south side yard, existing fence shown right



Subject site north side yard, existing fence shown center



Rear yard fence viewed from US 31, looking west



View of US31 and fence, shown left, looking north