

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV1-004 (Amended)
Address: 1456 Fletcher Avenue (approximate address)
Location: Center Township, Council District #17
Zoning: D-5
Petitioner: Equity Trust Company, by Mark and Kim Crouch
Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house with 3-foot side yard setbacks, (five-foot side setbacks), encroaching within the clear sight triangle of the alley (encroachment of clear sight triangles not permitted), without an entry to the secondary dwelling visible from the right-of-way (required) and a walkway with a 1.5-foot west side yard setback.

ADDENDUM FOR APRIL 4, 2023

The petitioner has revised their site plan so that the proposed carriage house would have 3-foot side yard setbacks. Since this site is less than the minimum lot size and width for the D-5 district, staff would not be opposed to slight reductions to the side yard setback. Staff would note that the standards for compact lot development would provide for 3-foot side setbacks, but these standards do not apply to the D-5 district.

Staff **recommends approval** of this request.

March 7, 2023

RECOMMENDATIONS

Staff **recommends denial of the request for 1.5-foot side yard setbacks.**

Staff would recommend approval of a variance for 3-foot side yard setbacks.

Staff **recommends approval** of this request to provide for a carriage house encroaching within the clear sight triangle of the alley, without an entry to the secondary dwelling visible from the right-of-way, and a walkway with a 1.5-foot west side yard setback.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

D-5 Compact Single-Family residential

(Continued)

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SURROUNDING ZONING AND LAND USE

North	D-5	Single-Family residential
South	D-5	Single-Family residential
East	D-5	Single-Family residential
West	D-5	Single-Family residential

COMPREHENSIVE PLAN The Comprehensive Plan recommends Traditional Neighborhood development

- ◇ The subject site is a 2,825 square foot lot in the D-5 district, and is developed with a single-family dwelling and detached garage, to be replaced with a new detached carriage house.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide for a detached carriage house with 1.5-foot side setbacks. The existing lot width is 23 feet, and the proposed carriage house is 20 feet wide. Staff is recommending denial of this portion of the request. Although this is a narrow lot, staff would not support side setbacks less than three feet, which was the permitted minimum side setback for accessory structures in D-5 prior to adoption of the Walkable Neighborhood Districts standards.
- ◇ The proposed carriage house would be encroaching within the clear sight triangle of the alley. This site has an intervening lot between it and the alley. This lot is east of the site and contains an existing detached garage, which is within the clear sight triangle. Staff would not be opposed to encroachment in the clear sight triangle where the view is already obstructed by an existing building.
- ◇ The carriage house proposed would have an entry on the south elevation, but is partially obstructed by the existing primary dwelling. However, since this is also the elevation with the primary dwelling's entrance, staff is not opposed to the request. Furthermore, a walkway is proposed to connect to the frontage sidewalk, which would provide wayfinding for an entrance in the rear yard.
- ◇ This request would provide for a walkway with a 1.5-foot side yard setback. The ordinance would permit a minor residential feature, such as a sidewalk, to be no closer than two feet to a side lot line. The existing west side yard has 5.5 feet between the existing dwelling and the property line. The proposed walkway is approximately four feet wide. Staff would not be opposed to a slight encroachment into the side yard for walkway, at grade, where existing development would limit the location.

GENERAL INFORMATION

THOROUGHFARE PLAN Fletcher Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 71-foot existing right-of-way and a 48-foot proposed right-of-way.

SITE PLAN File-dated January 23, 2023

SITE PLAN (AMENDED) File-dated March 27, 2023

(Continued)

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ELEVATIONS AND FLOOR PLAN

File-dated March 27, 2023

FINDINGS OF FACT

File-dated January 23, 2023

ZONING HISTORY – VICINITY

2021-DV3-036, 1448 Fletcher Avenue, Variance to provide for two single-family dwellings and detached garages with eight-foot front setbacks, and five and six feet between dwellings and 50% open space **approved**.

2020-DV1-043, 1453 Spann Avenue, Variance to provide for a single-family dwelling and detached garage, with a 6.5-foot front setback, three feet and six feet between buildings and 50% open space, **approved**.

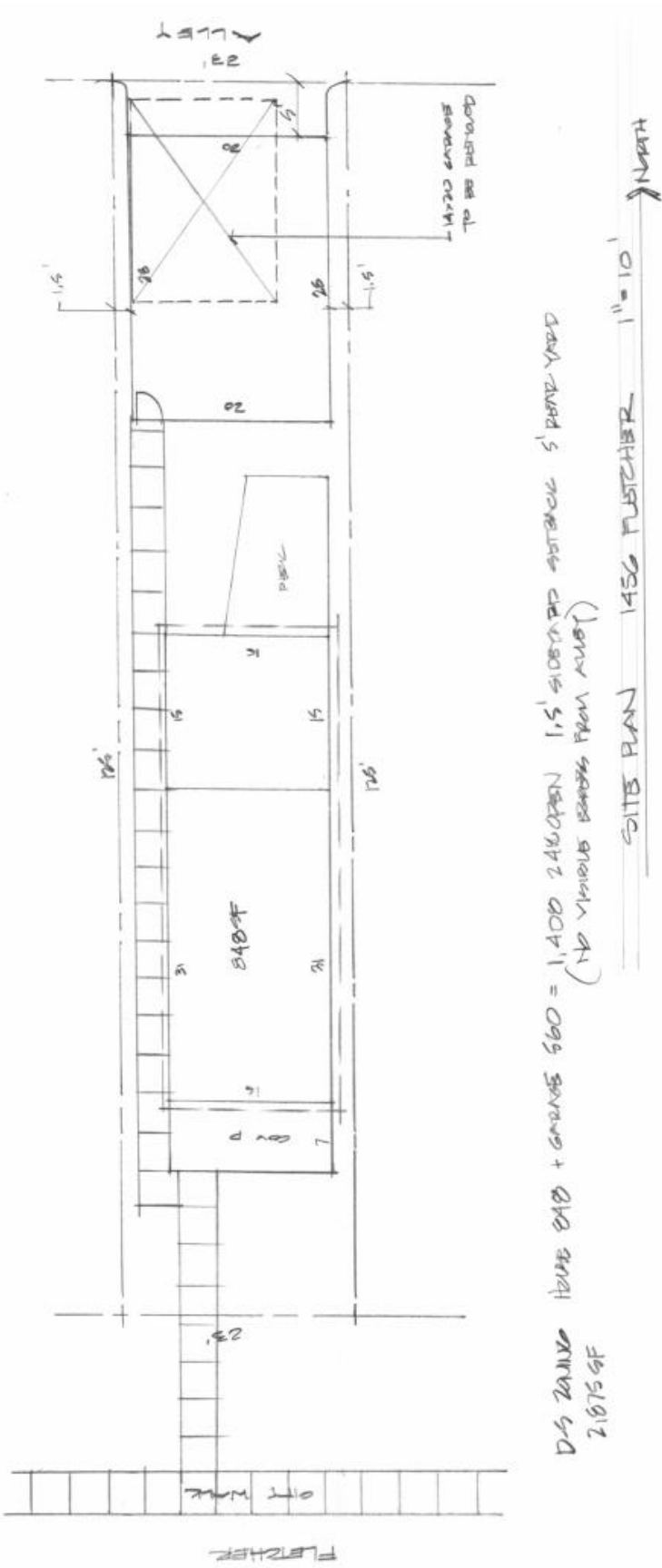
2018-UV3-002, 1459 Spann Avenue, Variance to provide for a four-unit townhome, with a three-foot north front setback, a zero-foot east front setback, and four feet between primary dwellings, a detached garage with a zero-foot front setback, with the buildings encroaching into the clear sight triangle of the abutting streets and alleys, and with 45% open, **withdrawn**.

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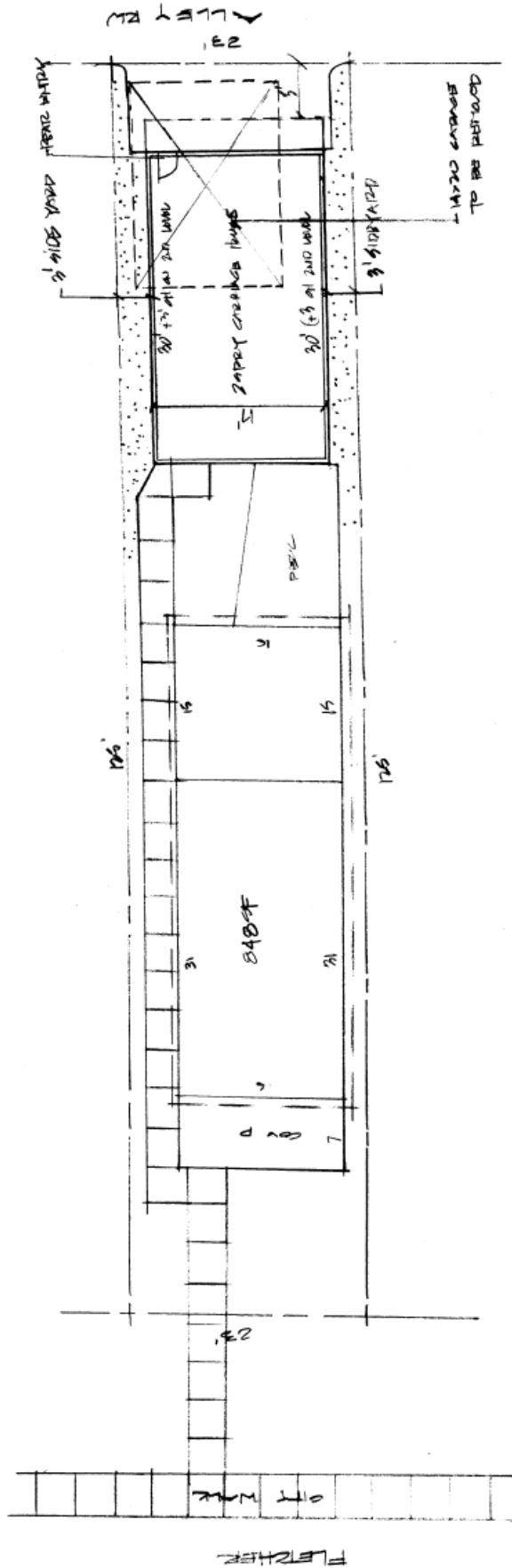
2023-DV1-004; Aerial Map



2023-DV1-004; Site Plan



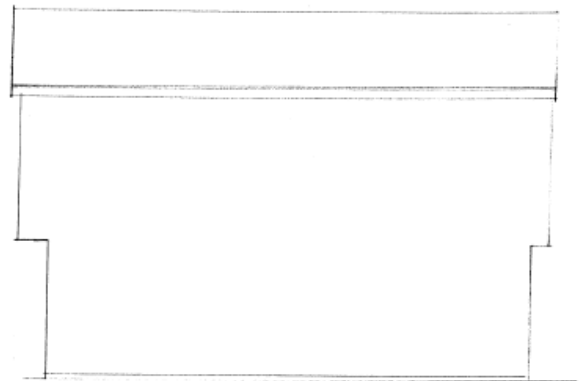
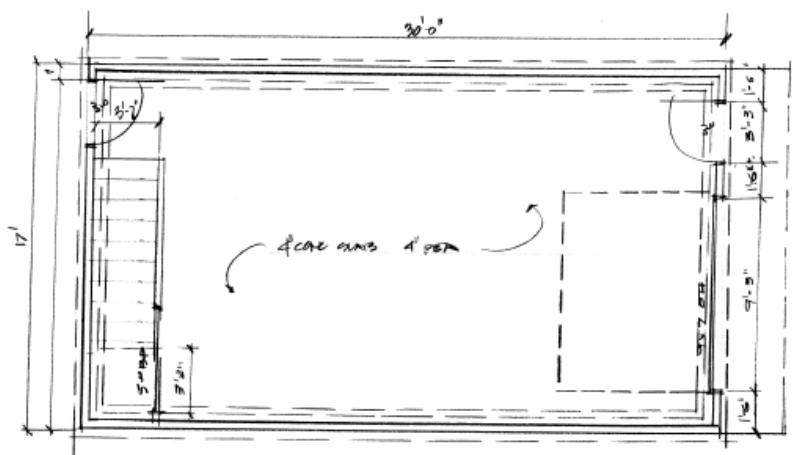
2023-DV1-004; Site Plan (Amended)



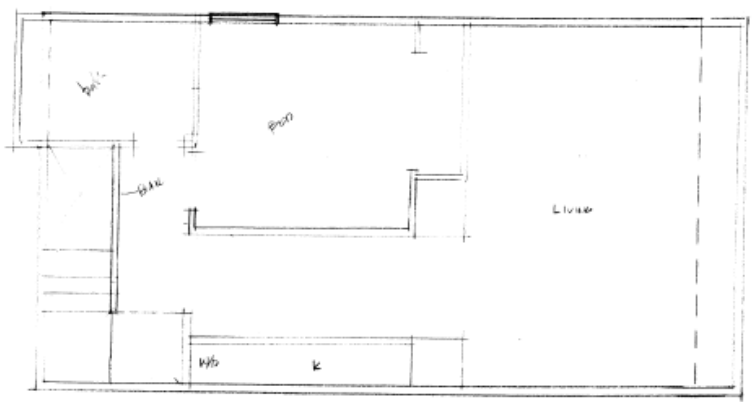
D-S 201110 HALL 840 + GARAGE 510 = 1,350 SF 50% OPEN 30' SIDE YARD DISTANCE 5' PARK YARD
 21075 SF (VARIABLE BOUNDARY FROM AUST)

SITE PLAN 1456 FUSTELIER 1"=10' NORTH
 201110 3' DISTANCE 5' DISTANCE 1' DISTANCE

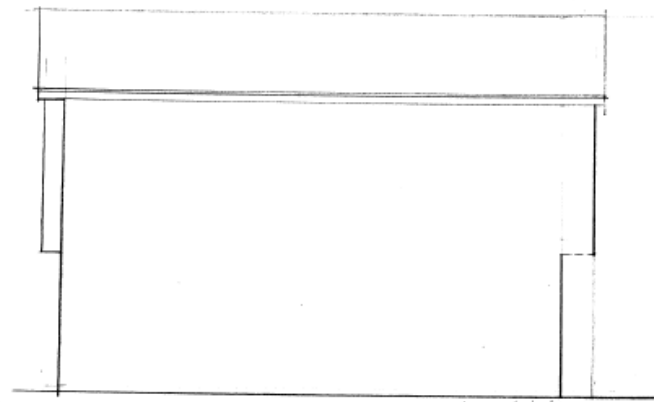
2023-DV1-004; Elevations and Floor Plans



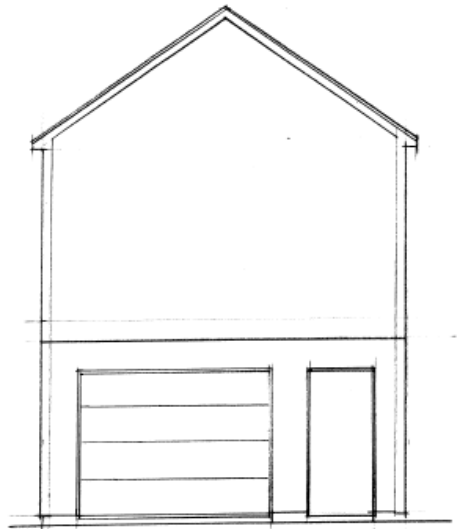
WEST ELEVATION 3/16"=1'0"



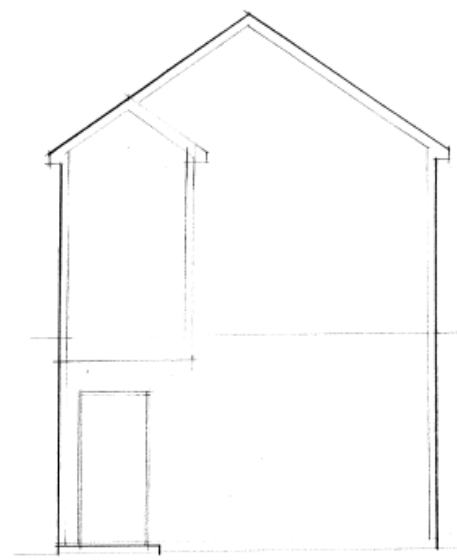
SECOND FLOOR PLAN 1/4"=1'0"



EAST ELEVATION 3/16"=1'0"



NORTH (ALLEY SIDE) 1/4"=1'0"



SOUTH ELEVATION 1/4"=1'0"

2023-DV1-004; Photographs



Subject site, Fletcher Avenue frontage



Existing garage to be demolished, viewed from alley, looking west.



Existing garage east of site, viewed from alley