

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV1-010
Address: 4045 East 75th Street (approximate address)
Location: Washington Township, Council District #3
Zoning: D-A / D-2
Petitioner: Tim Reinhart
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide a building addition resulting in a 10-foot east side yard setback (15-foot side yard setback required).

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

D-A/D-2	Metro	Residential (Single-family dwelling)
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SURROUNDING ZONING AND LAND USE

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

COMPREHENSIVE PLAN	The Comprehensive Plan recommends suburban neighborhood development.
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- ◇ The subject site is developed with a single-family dwelling and is surrounded by similar residential development.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The grant of the request would permit deficient side yard setback for a new addition to an existing dwelling. The southern building facade houses the air conditioning unit and electrical meter, which would prevent a rear addition to the dwelling.
- ◇ The D-A district requires 15-foot side yard setbacks, but the request would reduce this by five feet for a ten-foot east side setback as shown in the amended site plan.

(Continued)

STAFF REPORT 2023-DV1-010 (Continued)

- ◇ In staff's opinion, the proposed setback would not affect the use or value of the area adjacent to the property because the side setback would still provide sufficient room for property maintenance.
- ◇ The strict application of the terms of the zoning ordinance would result in practical difficulties in the development of the property because the site is significantly narrower in lot width than the surrounding properties which causes some difficulty with meeting the side setback requirement of typical D-A sized lots that would otherwise measure 250 feet in lot width.

GENERAL INFORMATION

THOROUGHFARE PLAN	75 th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary collector street, with a 33-foot existing right-of-way and an 80-foot proposed right-of-way.
SITE PLAN	File-dated February 24, 2023.
AMENDED SITE PLAN	File-dated March 20, 2023.
ELEVATIONS	File-dated February 24, 2023.
FINDINGS OF FACT	File-dated February 24, 2023.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

None.

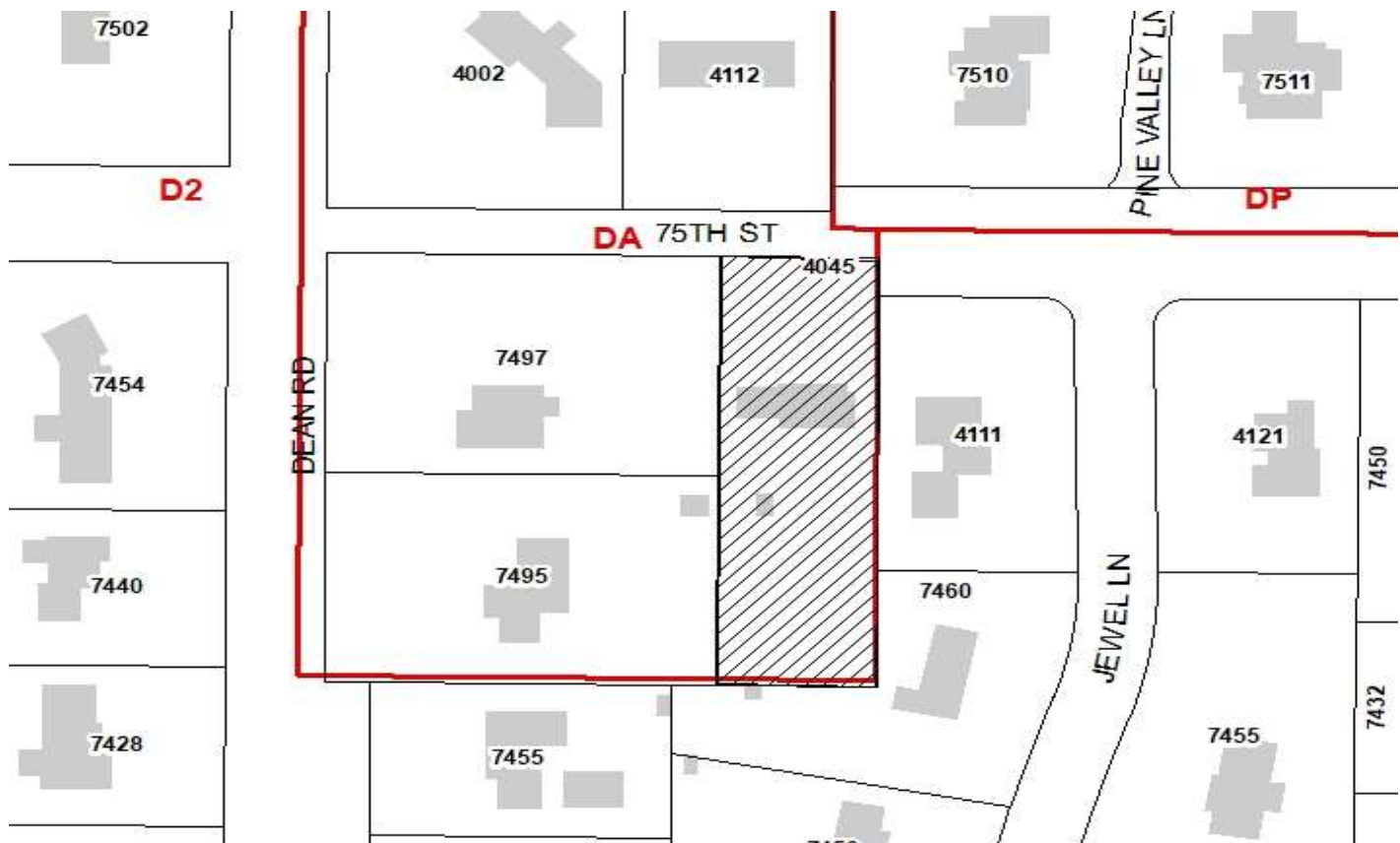
ZONING HISTORY – VICINITY

2017-HOV-007; 7555 Pine Valley Lane (north of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a twelve-foot retaining wall, without terracing (terracing required for retaining walls taller than six feet tall), **granted**.

94-HOV-87; 7453 North Chester Avenue (west of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the placement of a cedar privacy fence 7 feet in height (maximum 6 feet permitted), **granted**.

88-UV2-55; 4320 East 75th Street (northeast of site), Variance of use of the Marion County Master Plan Permanent Zoning Ordinance to provide for the construction of a 24x50-foot storage building for recreational vehicles, **granted**.

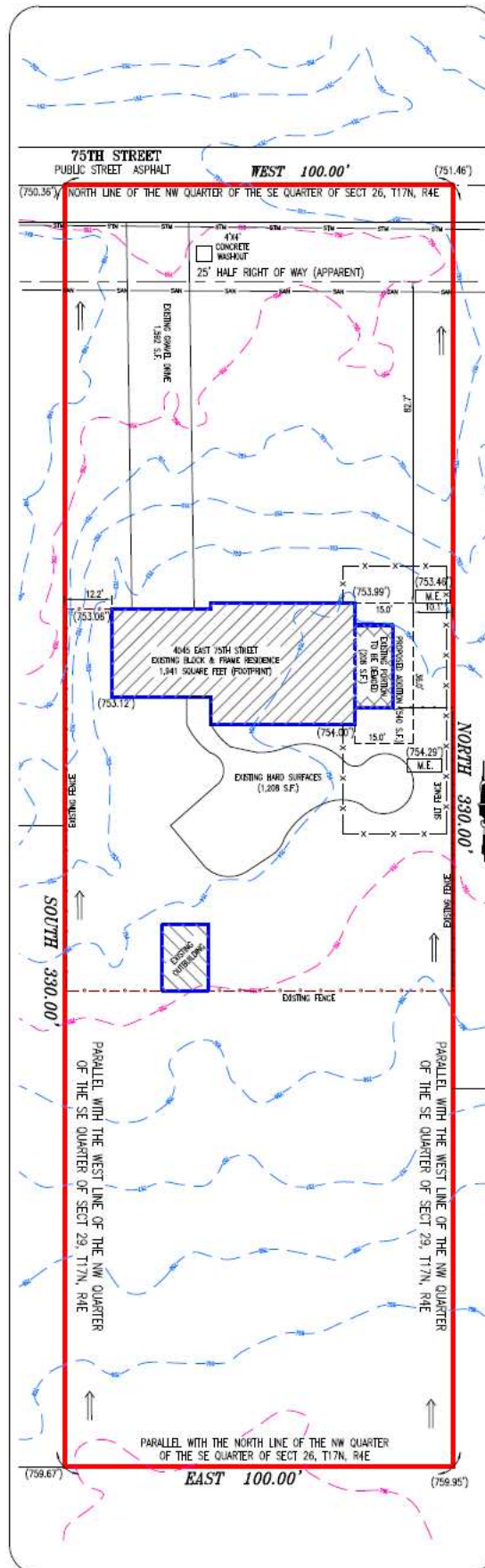
2023-DV1-010; Location Map



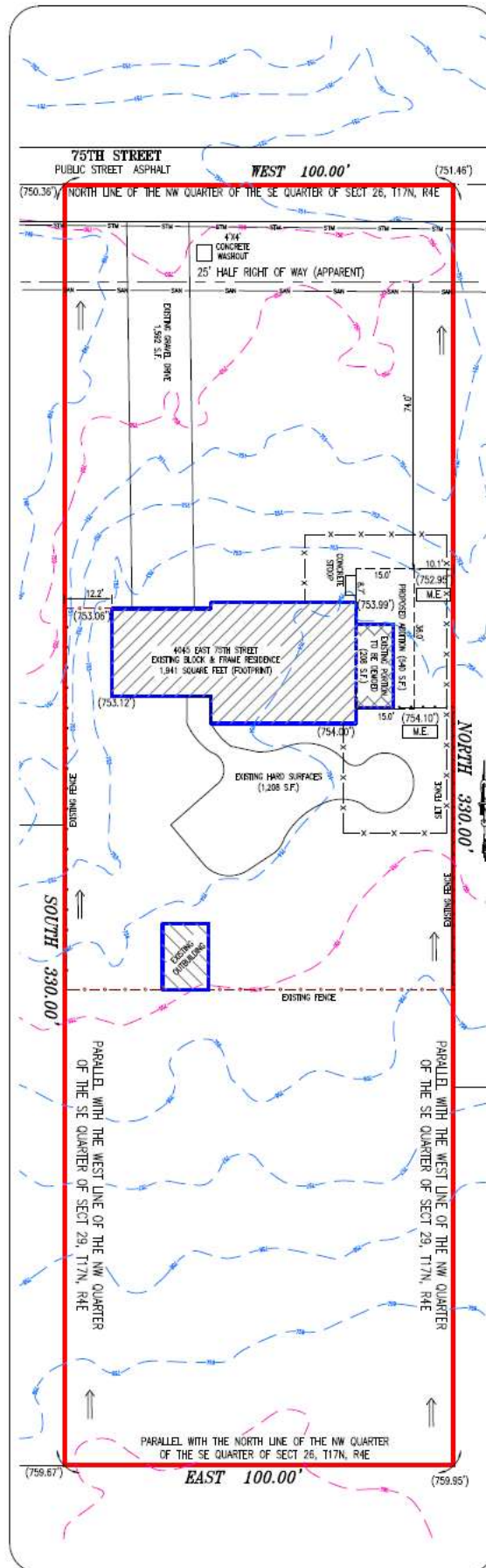
2023-DV1-010; Aerial Map



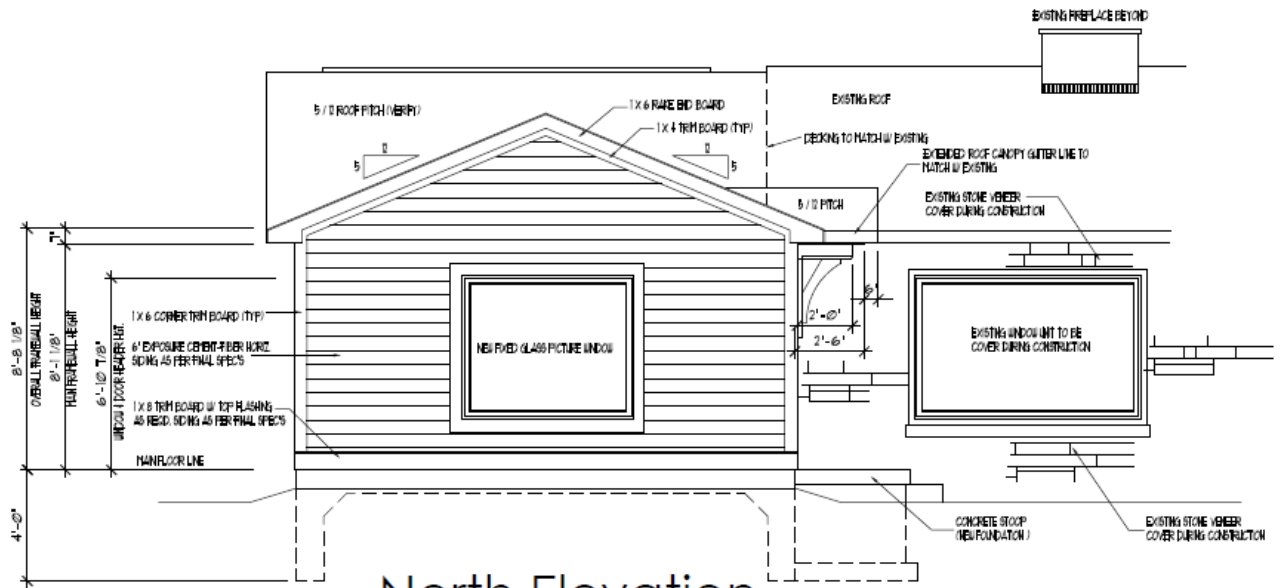
2023-DV1-010; Site Plan



2023-DV1-010; Amended Site Plan

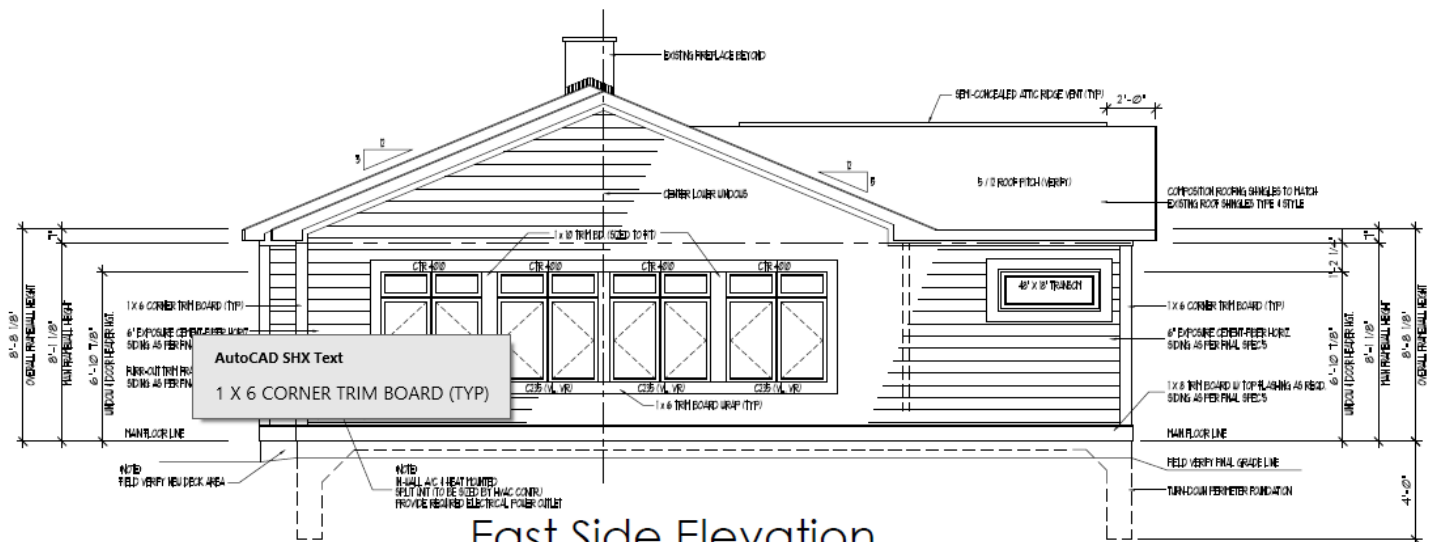


2023-DV1-010; Elevations



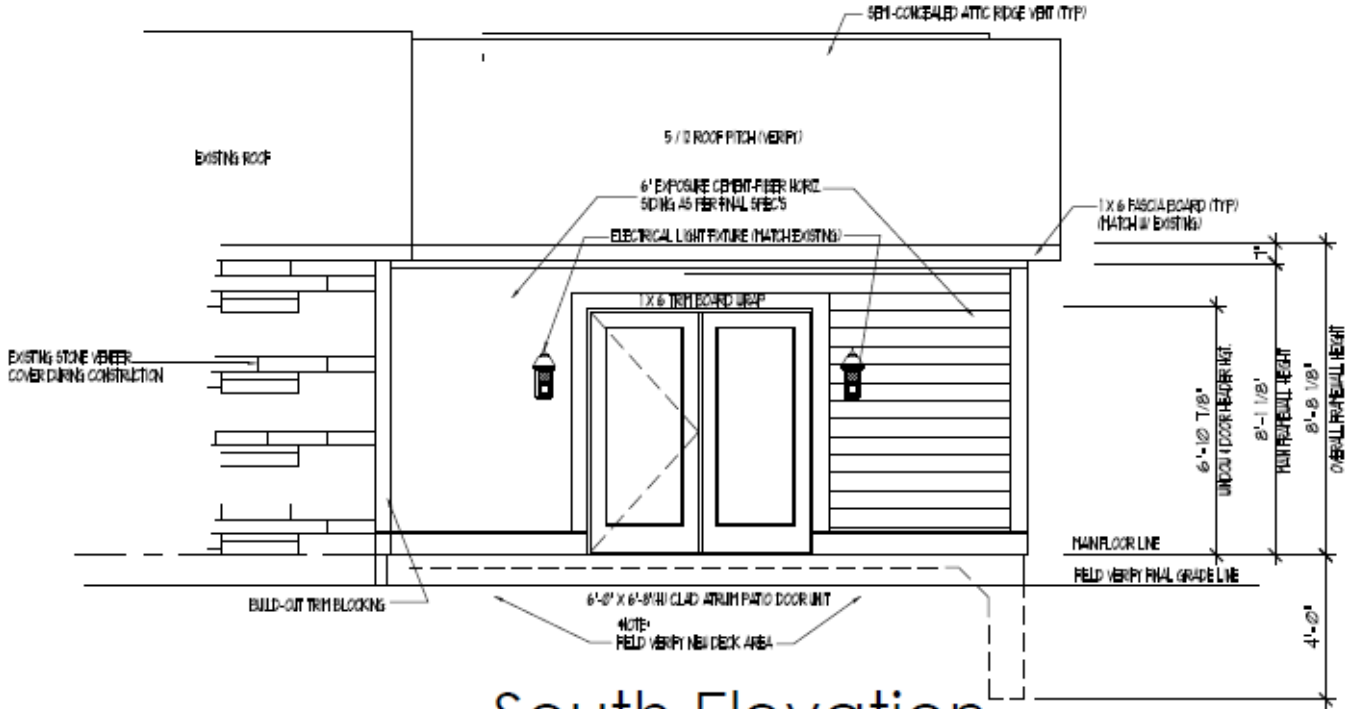
North Elevation

SCALE: $1/4" = 1'-0"$



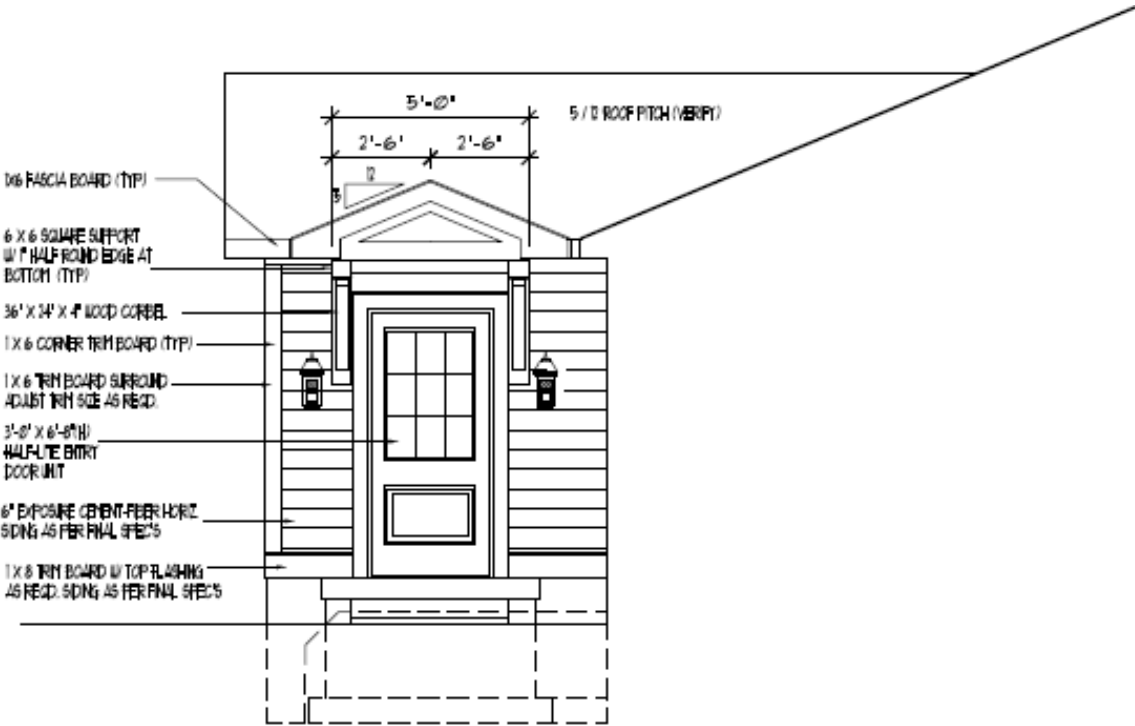
East Side Elevation

SCALE: $1/4" = 1'-0"$



South Elevation

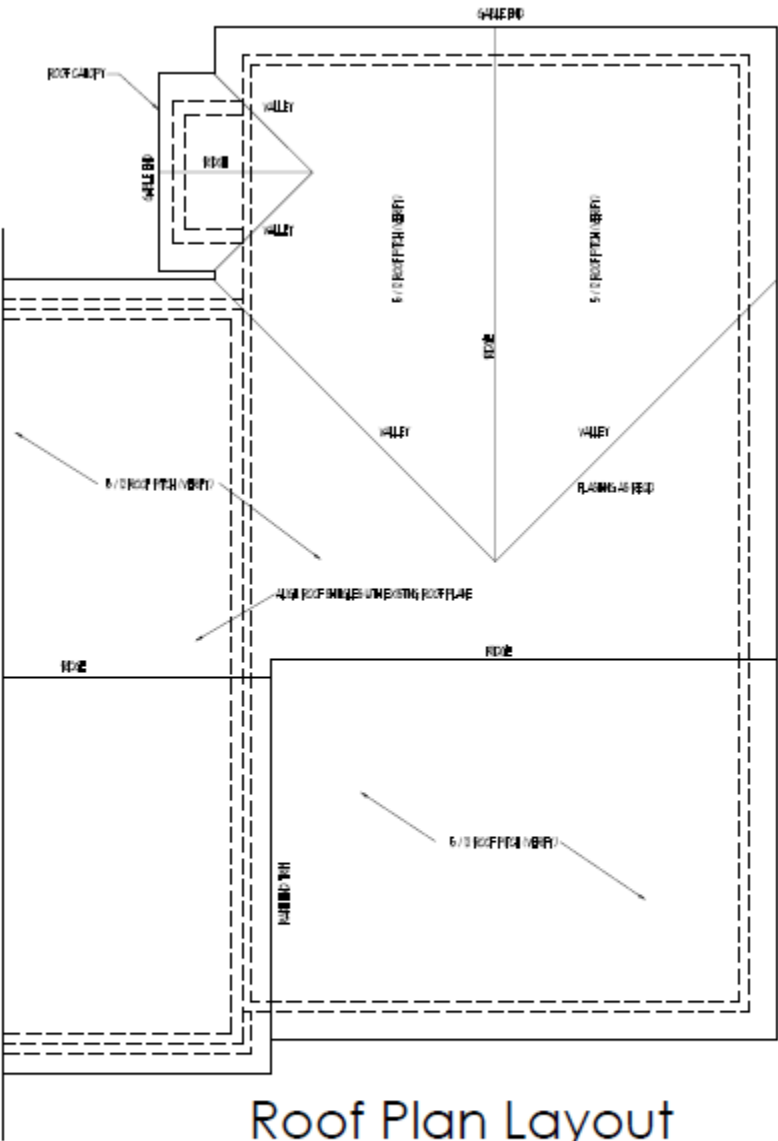
SCALE: 1/4" = 1'-0"



Roof Canopy View

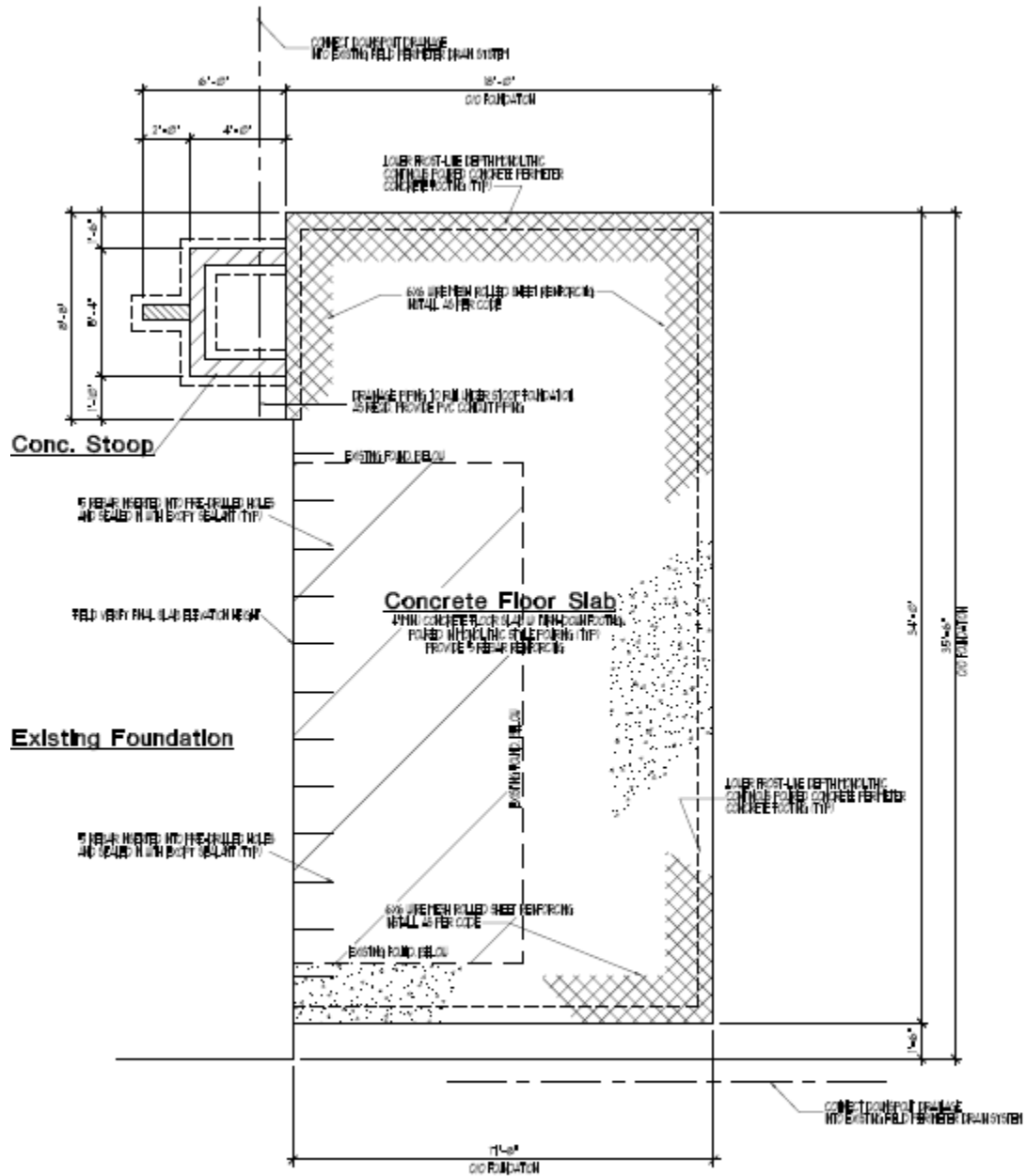
SCALE: 1/4" = 1'-0"

2023-DV1-010; Roof Plan



"NOTE"
BUILDER / OWNER SHOULD SEEK THE ASSISTANCE OF A QUALIFIED ENGINEER FOR THE PROPER SIZING OF ALL STRUCTURAL MEMBERS, RAFTERS, SUPPORT BEAMS, LAMINATED BEAMS, JOISTS, ETC. IT IS THE BUILDER / OWNER RESPONSIBILITY TO VERIFY ALL DIMENSIONS & DESIGN OF THESE DOCUMENTS FOR ACCURACY.

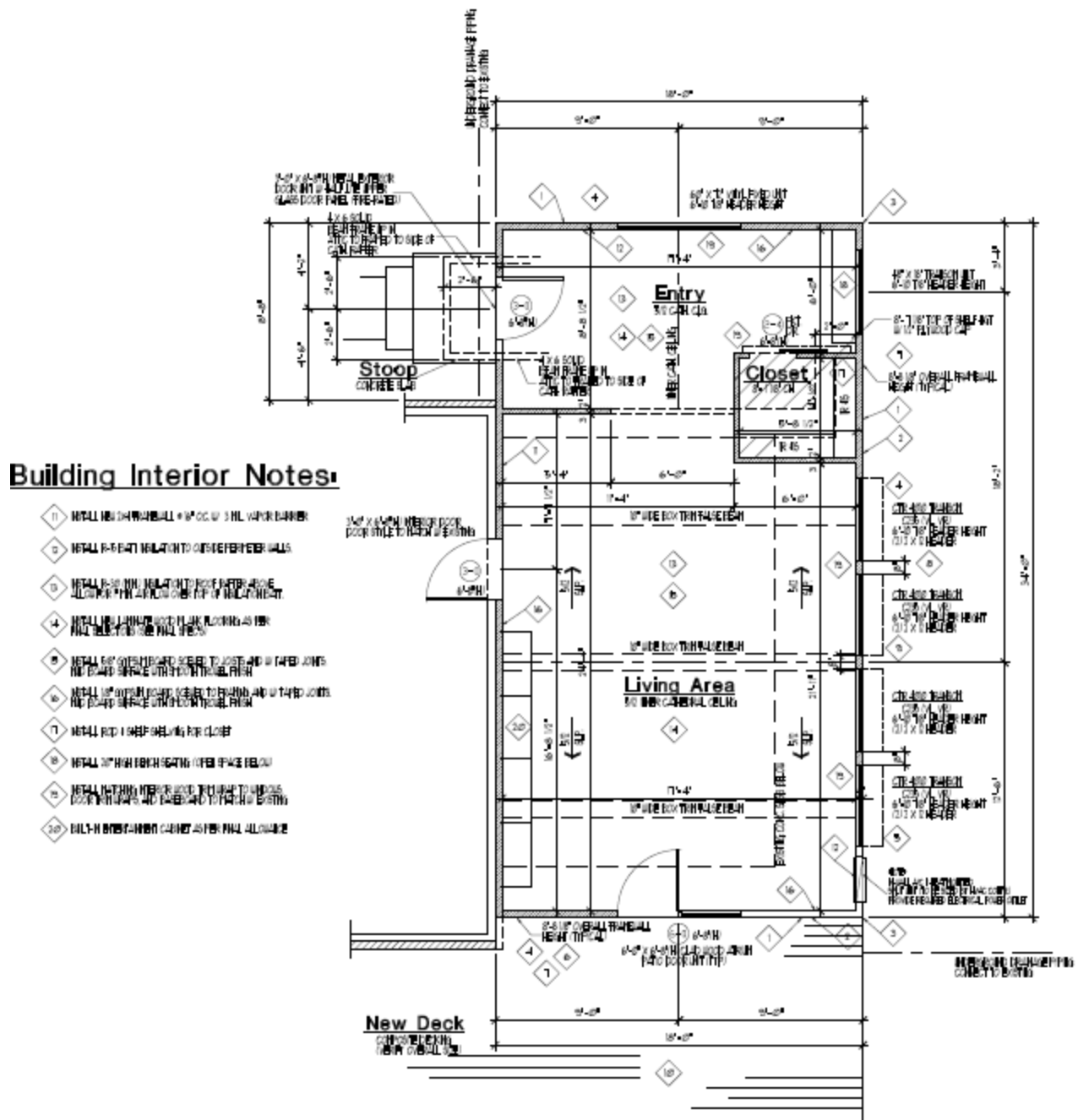
2023-DV1-010; Foundation Plan



Revised Found.Plan Addition

SCALE: 1/4" = 1'-0"

2023-DV1-010; Floor Plan



Revised Plan Addition

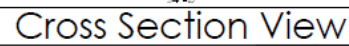
SCALE: 1/4" = 1'-0"

4045 E 75TH STREET
INDIANAPOLIS, INDIANA

Figure 10-10 is a detailed sectional view of a wall and roof assembly. The roof is sloped and covered with a layer of insulation (indicated by diagonal hatching). The wall is vertical and also contains insulation. Various layers are labeled with Chinese text and dimensions. A table on the right provides material specifications and thermal conductivity values.

材料名称及规格		厚度 (mm)	导热系数 λ (W/m·K)
1	钢筋混凝土板	100	0.03
2	水泥砂浆	20	0.04
3	保温层	100	0.04
4	钢筋混凝土板	100	0.03
5	水泥砂浆	20	0.04
6	保温层	100	0.04
7	钢筋混凝土板	100	0.03
8	水泥砂浆	20	0.04
9	保温层	100	0.04
10	钢筋混凝土板	100	0.03
11	水泥砂浆	20	0.04
12	保温层	100	0.04
13	钢筋混凝土板	100	0.03
14	水泥砂浆	20	0.04
15	保温层	100	0.04
16	钢筋混凝土板	100	0.03
17	水泥砂浆	20	0.04
18	保温层	100	0.04
19	钢筋混凝土板	100	0.03
20	水泥砂浆	20	0.04
21	保温层	100	0.04
22	钢筋混凝土板	100	0.03
23	水泥砂浆	20	0.04
24	保温层	100	0.04
25	钢筋混凝土板	100	0.03
26	水泥砂浆	20	0.04
27	保温层	100	0.04
28	钢筋混凝土板	100	0.03
29	水泥砂浆	20	0.04
30	保温层	100	0.04
31	钢筋混凝土板	100	0.03
32	水泥砂浆	20	0.04
33	保温层	100	0.04
34	钢筋混凝土板	100	0.03
35	水泥砂浆	20	0.04
36	保温层	100	0.04
37	钢筋混凝土板	100	0.03
38	水泥砂浆	20	0.04
39	保温层	100	0.04
40	钢筋混凝土板	100	0.03
41	水泥砂浆	20	0.04
42	保温层	100	0.04
43	钢筋混凝土板	100	0.03
44	水泥砂浆	20	0.04
45	保温层	100	0.04
46	钢筋混凝土板	100	0.03
47	水泥砂浆	20	0.04
48	保温层	100	0.04
49	钢筋混凝土板	100	0.03
50	水泥砂浆	20	0.04
51	保温层	100	0.04
52	钢筋混凝土板	100	0.03
53	水泥砂浆	20	0.04
54	保温层	100	0.04
55	钢筋混凝土板	100	0.03
56	水泥砂浆	20	0.04
57	保温层	100	0.04
58	钢筋混凝土板	100	0.03
59	水泥砂浆	20	0.04
60	保温层	100	0.04
61	钢筋混凝土板	100	0.03
62	水泥砂浆	20	0.04
63	保温层	100	0.04
64	钢筋混凝土板	100	0.03
65	水泥砂浆	20	0.04
66	保温层	100	0.04
67	钢筋混凝土板	100	0.03
68	水泥砂浆	20	0.04
69	保温层	100	0.04
70	钢筋混凝土板	100	0.03
71	水泥砂浆	20	0.04
72	保温层	100	0.04
73	钢筋混凝土板	100	0.03
74	水泥砂浆	20	0.04
75	保温层	100	0.04
76	钢筋混凝土板	100	0.03
77	水泥砂浆	20	0.04
78	保温层	100	0.04
79	钢筋混凝土板	100	0.03
80	水泥砂浆	20	0.04
81	保温层	100	0.04
82	钢筋混凝土板	100	0.03
83	水泥砂浆	20	0.04
84	保温层	100	0.04
85	钢筋混凝土板	100	0.03
86	水泥砂浆	20	0.04
87	保温层	100	0.04
88	钢筋混凝土板	100	0.03
89	水泥砂浆	20	0.04
90	保温层	100	0.04
91	钢筋混凝土板	100	0.03
92	水泥砂浆	20	0.04
93	保温层	100	0.04

SCALE: $1/2'' = 1'-0''$



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비밀정보
 (1) YOU SHOULD SEEK THE ASSISTANCE OF A
 QUALIFIED PERSON IN THE FIELD OF ALL
 INFORMATION SECURITY AND INFORMATION
 TECHNOLOGY. YOU MAY WANT TO CONSULT
 WITH THE PERSONS WHO ARE RESPONSIBLE FOR
 INFORMATION SECURITY AND INFORMATION
 TECHNOLOGY IN YOUR ORGANIZATION.

2023-DV1-010; Photographs



Photo of the Subject Property: 4045 East 75th Street



Photo of the proposed location of the addition and east side setback looking south.



Photo of the proposed location of the addition looking north.



Photo of the rear building façade showing the air conditioning unit and electrical meter.



Photo of the rear yard looking southwest.



Photo of the rear yard looking southeast.



Photo of the neighborhindh dwelling west of the site.



Photo of a single-family dwelling north of the site.



Photo of a single-family dwelling north of the site.