

## STAFF REPORT

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

**Case Number:** 2023-DV1-012  
**Address:** 6209 East Edgewood Avenue (approximate address)  
**Location:** Franklin Township, Council District #25  
**Zoning:** D-A  
**Petitioner:** Salina and Jaime Hernandez, by David Gilman  
**Request:** Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the future subdivision of a parcel into two lots, with:

- a. Future Lot One maintaining a 100.5-foot street frontage and lot width and an area of .81-acre (minimum 125-foot street frontage, 250-foot lot width and area of three acres required); and
- b. Future Lot Two maintaining a 25-foot street frontage and lot width.

### **RECOMMENDATIONS**

Staff **recommends denial** of this request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

##### **EXISTING ZONING AND LAND USE**

D-A	Metro	Single-Family residential
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##### **SURROUNDING ZONING AND LAND USE**

North	D-3	Single-Family residential
South	D-3	Single-Family residential
East	D-A	Single-Family residential
West	D-A	Single-Family residential

##### **COMPREHENSIVE PLAN**

The Comprehensive Plan recommends Suburban Neighborhood development with the Environmentally Sensitive Overlay

- ◇ The subject site is an approximately 4.9-acre lot in the D-A district, and it is developed with a single-family dwelling and accessory building.
- ◇ The neighboring properties west of site also include two flag lots. There is an existing single-family dwelling, 6001 East Edgewood Avenue, located directly behind the dwelling on the subject site.

(Continued)

## **STAFF REPORT 2023-DV1-012 (Continued)**

### **VARIANCE OF DEVELOPMENT STANDARDS**

- ◇ This request would provide the future subdivision of a parcel into two lots, with:
  - a. Future Lot One maintaining a 100.5-foot street frontage and lot width and an area of .81-acre (minimum 125-foot street frontage, 250-foot lot width and area of three acres required); and
  - b. Future Lot Two maintaining a 25-foot street frontage and lot width.
- ◇ The subject site proposed is developed with a single-family dwelling and accessory building. This petition would allow for a future subdivision of this property. Proposed Lot One would contain the existing structures, and be .81-acre and 100.5 feet of frontage. The D-A district has a minimum lot area of three acres and a minimum frontage of 125 feet. Staff would not support a variance that would be significantly less than the district requirements for lot area, width, or frontage.
- ◇ Proposed Lot Two would have 25 feet of frontage and lot width where a 125-foot frontage and 250-foot lot width is required. Approval of this petition would create a flag lot, where a narrow strip of land meets the street frontage, and the proposed dwelling would be located behind two other dwellings as shown on the aerial map. Staff would not support the creation of flag lots that would have a primary structure not visible from the street.
- ◇ Staff would note that adjacent lots north and west of the subject site includes several flag lots. This petition would permit a new dwelling built behind two existing dwellings. This increases the existing non-conforming development in this location; therefore, staff is recommending denial of these requests.
- ◇ Staff would also note that we did not come to an agreement on driveway location if approved. The existing frontage does not seem to have enough room to support an additional driveway, but having a combined access driveway could be confusing for emergency services. Therefore, staff believes the fact that either option is not ideal is further evidence that this petition should be denied.

### **GENERAL INFORMATION**

#### **THOROUGHFARE PLAN**

Edgewood Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with an 84-foot existing and proposed right-of-way.

#### **SITE PLAN**

File-dated February 15, 2023

#### **FINDINGS OF FACT**

File-dated February 15, 2023

### **ZONING HISTORY – VICINITY**

**2018-PLT-021, 6231 South Arlington Avenue**, Approval of a Subdivision Plat to be known as Buck Creek Woods, Section Three, subdividing 17.1 acres into 33 lots.

**2014-PLT-004, 6295 South Arlington Avenue**, Approval of a Subdivision Plat to be known as Buck Creek Woods, Section Three, dividing 33.51 acres into 53 lots.

**2008-PLT-012, 6124 Buck Boulevard**, Approval of a Subdivision Plat to be known as Buck Creek Woods, Section Three, dividing 17 acres into 45 lots.

(Continued)

## STAFF REPORT 2023-DV1-012 (Continued)

**99-V2-136, 6234 East Edgewood Avenue**, variance to legally establish a single-family dwelling with two outbuildings, on a 2.62-acre lot, and with 245 feet of lot width at the required setback line along Edgewood Avenue, **approved**.

**95-Z-186, 6231 South Arlington Avenue**, rezoning of 4.48 acres from the D-A district to the D-3 district, **approved**.

**92-Z-105, 6200 East Edgewood Avenue**, rezoning of 30.48 acres from the D-A district to the D-3 district, **approved**.

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### 2023-DV1-012; Aerial Map



## 2023-DV1-012; Site Plan

PROPOSED DIVISION OF LANDS:  
PART OF THE N 1/2, NW 1/4,  
SEC. 11, T14N, R4E  
INDIANAPOLIS, MARION  
COUNTY, INDIANA  
PROPERTY ADDRESS: 6209 EAST  
EDGEWOOD AVENUE



ARE SURVEYING CONSULTANTS, INC.  
129 South 8th Avenue  
Beech Grove, Indiana 46107  
(317) 407-8080 Fax: (317) 862-4747  
www.aresurveying.com

SHEET: 1 OF 1  
DRAWN BY: REB  
CHECKED BY: RLW  
DATE: 12/31/22  
PROJECT NO.: 22-120  
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REVISIONS

NO.	DESCRIPTION	DATE



2023-DV1-012; Elevations



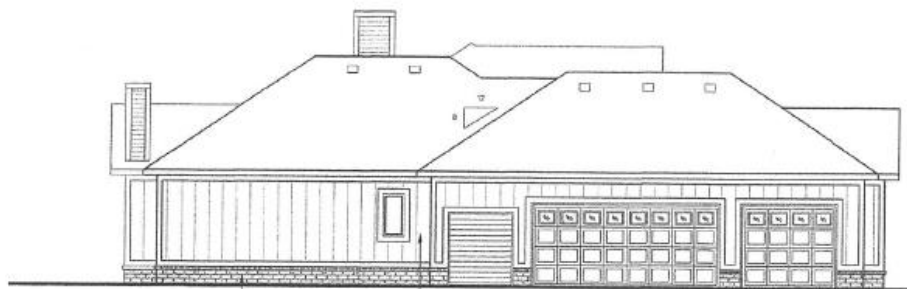
FRONT ELEVATION

SCALE: 1/8"=1'-0" (11x17 PRINTS)  
SCALE: 1/4"=1'-0" (24x36 PRINTS)



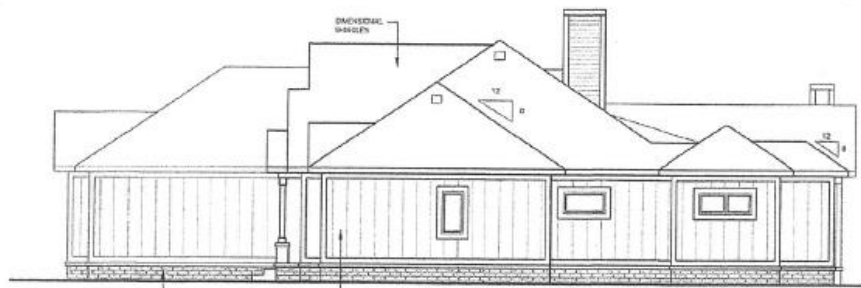
REAR ELEVATION

SCALE: 1/8"=1'-0" (11x17 PRINTS)  
SCALE: 1/4"=1'-0" (24x36 PRINTS)



LEFT ELEVATION

SCALE: 1/8"=1'-0" (11x17 PRINTS)  
SCALE: 1/4"=1'-0" (24x36 PRINTS)



RIGHT ELEVATION

SCALE: 1/8"=1'-0" (11x17 PRINTS)  
SCALE: 1/4"=1'-0" (24x36 PRINTS)

**PALLADIAN**  
ARCHITECTURAL  
DRAWINGS  
INDIANAPOLIS  
615 S. GUYTON RD.  
(317) 852-6483  
LAFAYETTE  
401 SOUTH E. AVE.  
(765) 471-7472  
PalladianBluePrints.com

PLAN NUMBER  
22-008  
DRAWN BY  
MSHrader  
DATE  
3/30/22

**NORTH**  
NOTES INC.  
NORTH CAROLINA  
100 SOUTH HARRIS ST.  
LAKESIDE, INDIANA 46050

ELEVATIONS  
THE HERNANDEZ RESIDENCE

REVIEW  
SET  
NOT FOR  
CONSTRUCTION  
3/30/22

SHEET NO.  
2

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3/30/22

SHEET NO.  
3

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The lots will have separate drives clearly marked with addresses. The proposed home will be constructed to meet the applicable residential building code and the site will have proper drainage and adequate utility services.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The adjacent parcels are subdivided in a similar manner and the use will be for single family residential.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The existing lot has a unique property configuration and the rear portion of the lot is well suited for a second residence  
Each lot will be platted and well maintained and serve the community with a second tax base.



**2023-DV1-012; Photographs**



Subject site proposed Lot One front yard, facing north



Existing single-family dwelling and accessory building, proposed Lot One



Subject site shown left, driveway for existing house at 6201 Edgewood Avenue, south of existing house





Subject site shown right. East of site shown left.



Existing dwelling at 6201 Edgewood Avenue, south of proposed Lot One



Existing house south of proposed Lot One





Existing house south of proposed Lot One



Existing front building line for house south of proposed Lot One



Proposed Lot Two





Proposed Lot Two, approximate distance from Edgewood Avenue, looking north



Proposed Lot Two, approximate location of proposed dwelling, facing west



Proposed Lot Two rear yard, looking south