

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV3-037
Address: 2519 Guilford Avenue (approximate address)
Location: Center Township, Council District #17
Zoning: D-8
Petitioner: FFEW Investment Group LLC, by Hannah Able
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on a 40-foot-wide lot (60-foot lot width required).

RECOMMENDATIONS

Staff **recommends approval** of the request.

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

Compact	D-8	Undeveloped parcel
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SURROUNDING ZONING AND LAND USE

North -	D-8	Single-Family Dwelling
South -	D-8	Single-Family Dwelling
East -	I-2	Single-Family Dwelling
West -	D-8	Single-Family Dwelling

COMPREHENSIVE PLAN	The Comprehensive Plan recommends traditional neighborhood uses for the site.
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VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The Ordinance intentionally establishes standards in the D-8 district for lot width. These standards apply broadly to all properties zoned D-8 across Marion County and serve several purposes:
 - Access for maintaining building exteriors without trespassing into adjacent properties.
 - Storm water runoff management.
 - Areas for landscaping/green space.
 - Access for emergency responders.
 - Separation between buildings to reduce risk of fires spreading.

- ◇ The proposed duplex would meet the side setback and open space requirements and have a similar footprint as several nearby existing single-family dwellings.

(Continued)

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- ◇ The proposed duplex would be consistent with many of the existing dwellings within the immediate area. Therefore, providing for the proposed 40-foot lot width would be supportable.
- ◇ Given the close proximity of other similarly developed properties, staff does not believe this would be a significant deviation from the Ordinance or negatively impact the character of development within the surrounding area, and would therefore, be supportable.

GENERAL INFORMATION

THOROUGHFARE PLAN	This portion of Guilford Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 60-foot existing and proposed right-of-way.
SITE PLAN	File-dated September 12, 2023
FINDINGS OF FACT	File-dated September 12, 2023

ZONING HISTORY

2021-CZN-850 / 2021-CVR-850; 2606 Winthrop Avenue (north of site), requested the rezoning of 0.13 acre from the I-2 district to the D-8 district, **approved**. Requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and detached garage with 53% open space, **granted**.

2021-ZON-015; 2614 & 2618 Winthrop Avenue (north of site), requested the rezoning of 0.26 acre from the I-2 district to the D-8 district, **approved**.

2020-CZN-830 / 2021-CVR-830; 2625 Winthrop Avenue (north of site), requested the rezoning of 0.25 acre from the I-2 district to the D-8 district and a variance of development standards to provide for deficient front and side setbacks, distance between dwellings and open space, **approved**.

2004-HOV-063; 2520 Winthrop Avenue (east of site), requested a variance of use to legally establish a 1,484-square foot single-family dwelling, **granted**.

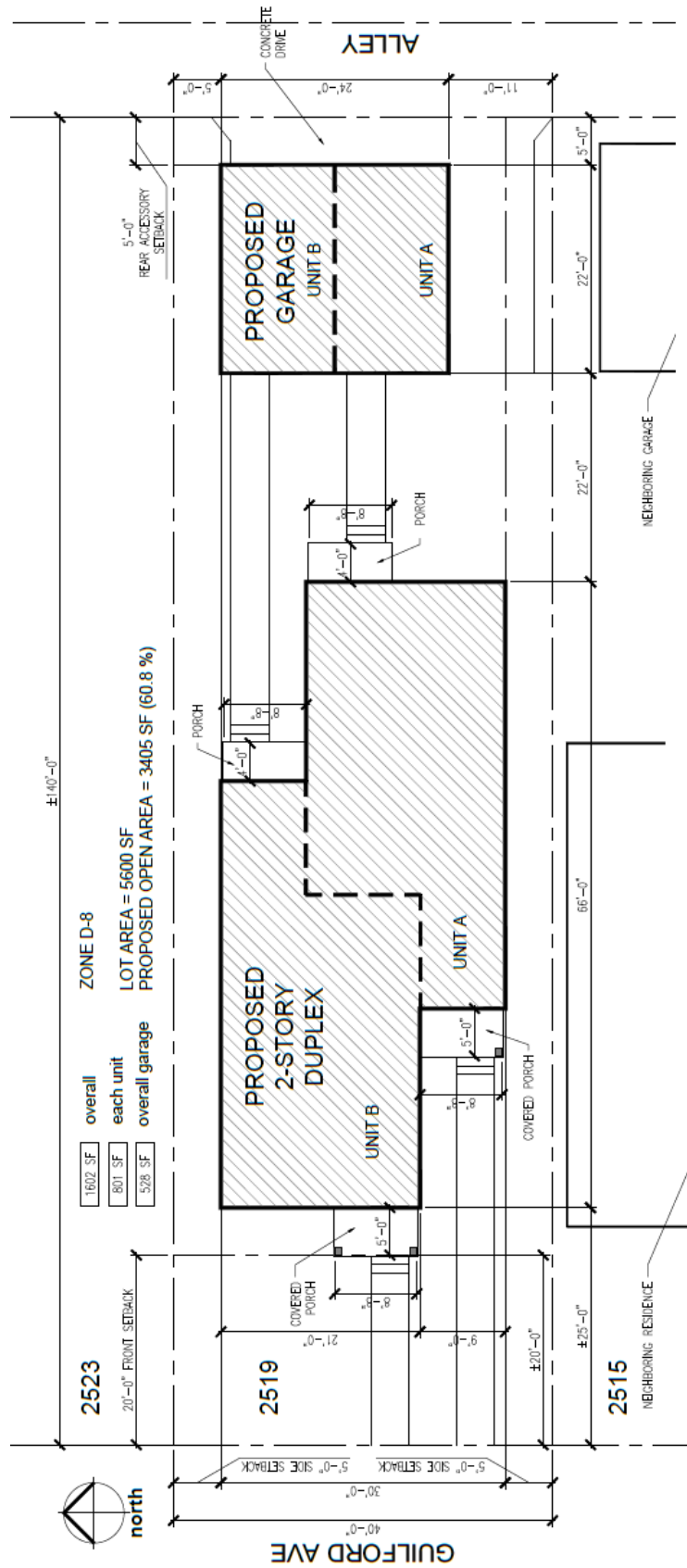
2003-UV1-044; 2504 Winthrop Avenue (southeast of site), requested a variance of use to provide for religious uses with an off-site parking lot, **granted**.

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2023-DV3-037; Location Map



2023-DV3-037; Site Plan



2023-DV3-037; Photographs



Subject site, looking east



Single-Family Dwelling to the south of the site, looking east.



Single-Family Dwelling to the north of the site, looking east.



Single-family dwelling to the west of the site.