

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-DV2-047 (Amended)
Address: 2304 and 2302 West 60th Street (approximate address)
Location: Washington Township, Council District #8
Zoning: D-2
Petitioner: Cesar Felix Garay, by In and Out Unlimited LLC
Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 15-foot-tall pole barn taller than the primary building (accessory buildings not permitted to be taller than primary structure).

This petition was continued from the January 10, 2023 hearing to the February 14, 2023 hearing to allow to allow the petitioner additional time to provide new information for review and potentially amend the request if needed.

This petition was automatically continued from the February 14, 2023 hearing to the March 14, 2023 hearing at the request of a registered neighborhood organization.

RECOMMENDATIONS

Staff **recommends approval** of the request as amended with the commitment that no commercial vehicles will be stored on site.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

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

North	D-2	Residential (Single-family dwelling)
South	D-3	Residential (Single-family dwellings)
East	I-2	Industrial
West	D-2	Residential (Single-family dwelling)

COMPREHENSIVE PLAN	The Comprehensive Plan recommends suburban neighborhood development.
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- ◇ The subject site consists of three parcels. The middle parcel contains the primary dwelling with the proposed pole barn.

(Continued)

STAFF REPORT 2022-DV2-047 (Continued)

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The original request was to allow for the construction of a pole barn to be taller and larger in size than the main floor area of the existing single-family dwelling.
- ◇ Section 743-306.A states that any accessory use shall be customarily incidental, accessory and subordinate to, and commonly associated with, the operation of the primary use of the lot. This regulation is in place to prevent residential districts being developed with garages and barns that are out of character with the development pattern of the area.
- ◇ The petitioner submitted a revised site plan that accurately depicted the footprint of the existing single-family dwelling. This confirmed that the existing dwelling, measuring approximately 3,066 square feet, would be larger than the proposed 2,800 square foot pole barn thus eliminating the size variance.
- ◇ As proposed, the pole barn would measure 15 feet tall instead of the original request of 18.75 feet. In comparison, the house measures 14.25 feet in height which would only be a difference of nine inches. Revised elevations were submitted on February 16, 2023 depicting the roof change.
- ◇ Due to the proposed placement of the structure being at the rear of the property and with it being relatively screened from the street frontage, staff is supportive of the request.
- ◇ In staff's opinion, the nine-inch height difference is a slight variation that would not affect the use or value of the area adjacent to the property because the height difference would not be as noticeable.
- ◇ The existing height of the dwelling creates some practical difficulty with providing an accessory structure with 12-foot-tall garage doors to provide additional clearance for recreational vehicles that would not otherwise fit within typical 7-foot garage door heights.
- ◇ The petitioner provided a photo of the recreational vehicle to be stored on site, which is shown with the site photographs. The boat and associated transport trailer are permitted under the recreational vehicle definition and would require the taller clearance height requested.
- ◇ Staff had concerns with the storage of commercial vehicles on site since there were commercial vehicles when the site visit was conducted. The property owner assured staff that they would not have commercial vehicles on site, but staff would request a commitment that no commercial vehicles be stored on site so that this would be on the record.

GENERAL INFORMATION

THOROUGHFARE PLAN

60th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 42-foot existing right-of-way and a 50-foot proposed right-of-way.

(Continued)

STAFF REPORT 2022-DV2-047 (Continued)

SITE PLAN	File-dated December 1, 2022.
AMENDED SITE PLAN	File-dated January 3, 2023.
ELEVATIONS	File-dated December 1, 2022.
AMENDED ELEVATIONS	File-dated January 6, 2023.
FINAL ELEVATIONS	File-dated February 16, 2023.
BUILDING PLANS	File-dated December 1, 2022.
FINDINGS OF FACT	File-dated December 1, 2022.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

None.

ZONING HISTORY – VICINITY

2018-CPL-811 / 2018-CRV-811; 2231 West 60th Street (southeast of site), Approval of a Subdivision Plat to be known as Cunningham Subdivision, dividing 1.25 acres into three lots and Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for lot widths of 35 and 60 feet and a lot area of 6,500 square feet for one lot (minimum 70 feet and 10,000 square feet required), **approved and granted.**

2007-UV2-013; 5988 Michigan Road and 2121 and 2213 West 60th Street (southeast of site), Variance of use and development standards of the Commercial Zoning Ordinance to provide for an industrial use primarily engaged in the cleaning and repair of various damaged goods (not permitted), and to legally establish: a) a 6.5-foot south side transitional yard (minimum twenty-foot transitional side yard required), without landscaping (landscaping required), b) a zero-foot landscape strip along the existing right-of-way of Michigan Road (ten-foot landscaped strip required), c) a zero-foot landscape strip along the existing right-of-way of 60th Street (ten-foot landscape strip required), d) loading docks in front of the established front building line of the existing approximately 25,500 square foot building along West 60th Street (loading docks not permitted in front of the established front building line), **granted.**

2005-DV1-012; 2245 West 61st Street (north of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for construction of a 1,340-square foot single-family dwelling, with a 426-square foot attached garage, and a 13-square foot covered porch on a lot with zero feet of public street frontage (minimum 40 feet of public street frontage required), and without direct access to a public street (direct access to a public street required), **granted.**

(Continued)

STAFF REPORT 2022-DV2-047 (Continued)

2003-UV1-049; 2215 West 60th Street (southeast of site), Variance of use of the Dwelling Districts Zoning Ordinance to provide for the continued operation of an automobile body repair shop, **denied**.

2002-DV3-004; 2635 West 60th Street (southwest of site), Variance of development standards of the Dwelling Districts Zoning to legally establish a 556.78 square foot single-family dwelling with a 4-foot side setback from the west property line and to provide for a 28.7 by 15-foot, or 430.5 square foot addition to said dwelling with a 4-foot side setback (minimum 6-foot side setback required), **granted**.

99-NC-05; 6040 Michigan Road (northeast of site), Certificate of Legal Non-Conforming Use for a single-family residential dwelling located in a C-1 District, **approved**.

97-V3-52; 2660 West 60th Street (west of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the placement of a solid wood privacy fence being 6 feet in height along Estate Street (maximum 42 inches in height permitted), with a 5.5 foot setback along Estate Street (minimum 25 feet required), and an animal enclosure with side yard setback of zero feet (minimum 7 feet, with an aggregate of 19 feet required), **granted**.

92-UV1-113; 5940-5950 Michigan Road (southeast of site), Variance of use of the Commercial and Dwelling Districts Zoning Ordinances to provide for the continued operation of offices, showrooms, and the fabrication of sheet metal products with outdoor storage, **granted, subject to the provision of landscaping and curbing along Michigan Road**.

89-UV2-21; 2121 West 60th Street (southeast of site), Variance of use of the Commercial Zoning Ordinance to provide for a car wash (a car wash was previously by temporary variance), **granted, subject to the provision of landscaping and curbing along 60th Street**.

88-UV1-133; 2216 West 60th Street (east of site), Variance of use and development standards of the Commercial Districts Zoning Ordinance and the Dwelling Districts Zoning Ordinance to provide for the construction of a warehouse building related to the existing industrial use, **granted**.

88-UV1-43; 2216 West 60th Street (east of site), Variance of use and development standards of the Commercial Districts Zoning Ordinance and the Dwelling Districts Zoning Ordinance to provide for an I-2-U use, **granted**.

87-UV1-141; 6002 North Michigan Road (east of site), variance of use of the Commercial Zoning Ordinance and the Dwelling Districts Zoning Ordinance to provide for the use of an existing building as offices and warehouse space for the adjacent sheet metal manufacturer and to provide for off-street parking and outside storage of material for the same use, **granted, subject to the provision of landscaping and a sidewalk along Michigan Road**.

86-UV1-149; 2215 West 60th Street (southeast of site), Variance of use and development standards of the Dwelling Districts Zoning Ordinance, to provide for the operation of an automobile body shop, **granted for five years, expiring January 6, 1992**.

85-UV1-99; 2216 West 60th Street (east of site), Variance of use to provide for a truck turn-around and a industrial building with a 30-foot rear and a 80-foot front setback, with a parking area exceeding 10% of the front yard, **granted, subject to the provision of landscaping along 60th Street**.

(Continued)

STAFF REPORT 2022-DV2-047 (Continued)

85-V3-96; 6040 North Michigan Road (northeast of site), Variance of use and development standards of the Commercial Zoning Ordinance to provide for the use of an existing structure for a second residence with a 3.5-foot side yard setback (8 feet required), **granted**.

84-UV2-48; 6014 North Michigan Road (east of site), Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the erection of a 50 by 65-foot building within the required side yard setback to be used for vehicle maintenance and repair in conjunction with the existing truck and trailer leasing business, **withdrawn**.

81-UV2-26; 6014 North Michigan Road (east of site), Variance of use and development standards for the operation of a truck and trailer leasing center (U-Haul) with pole signs, storage, and off-street parking provided, **granted**.

81-UV2-3; 6040 North Michigan Road (northeast of site), Variance of use and development standards of Sign Regulations to park well-rigging equipment on vacant lot and to permit pole sign to remain 12 feet from property line, **granted**.

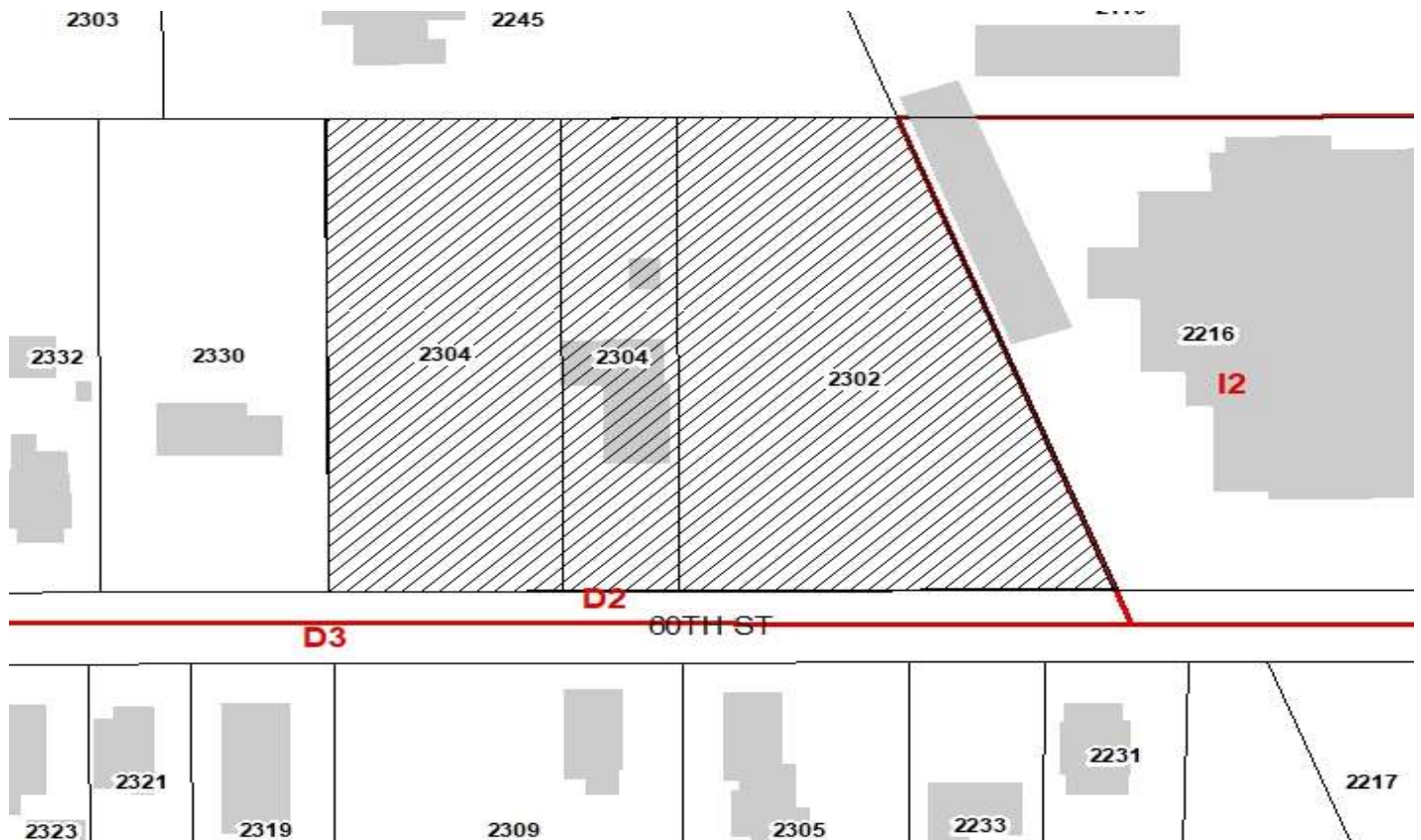
78-UV2-30; 6014 North Michigan Road (east of site), Variance of use and development standards to expand the operation for a truck and trailer leasing center, with storage and signs, as per plans filed, off-street parking provided, **denied**.

73-UV1-73; 6080 North Michigan Road (northeast of site), Variance of use, setbacks and transitional yard requirement to permit erection of an addition to front of existing nursery school, as per plans filed, off-street parking provided, **granted**.

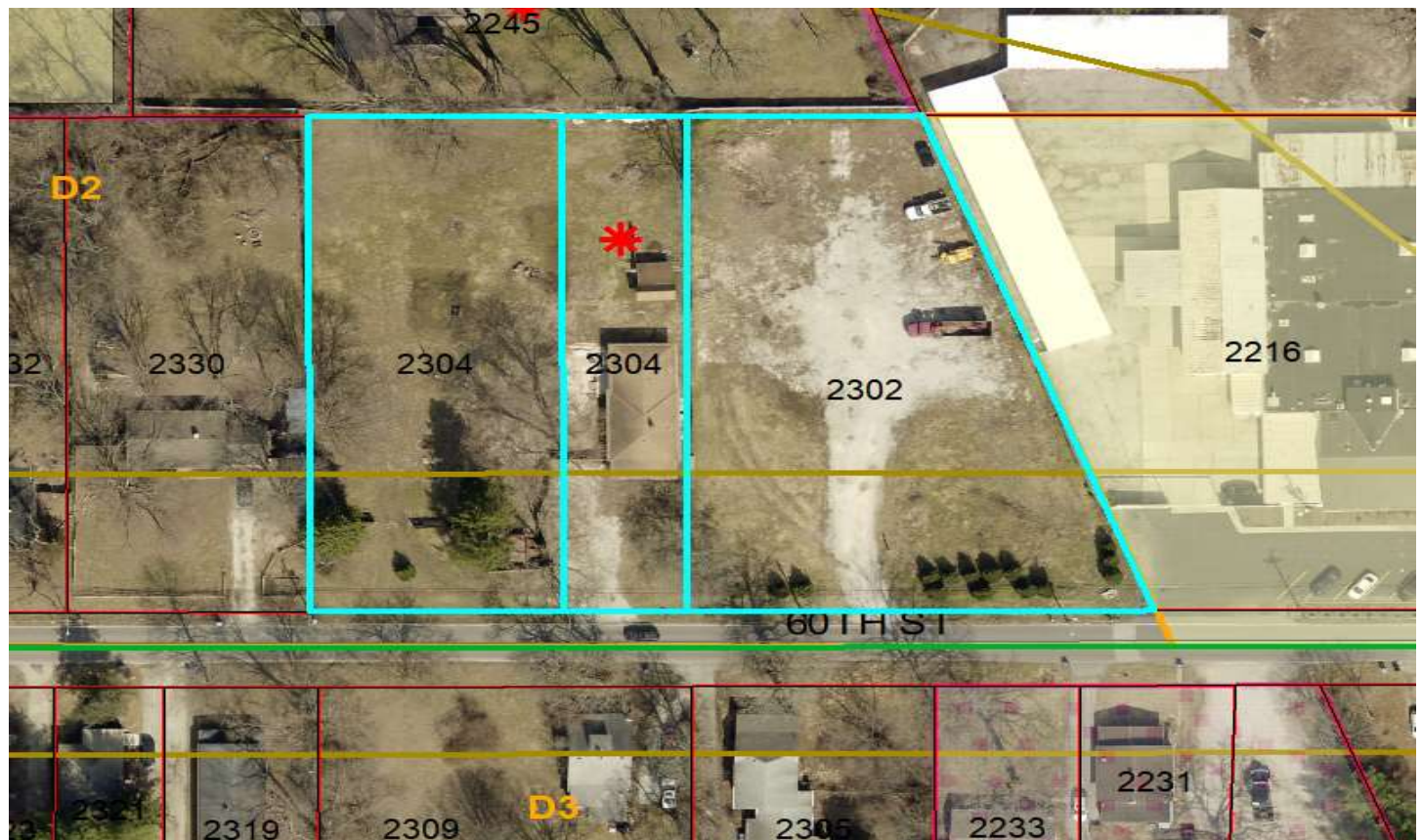
68-V4-84; (northeast of site), Variance of use to convert existing residence into a pre-school nursery, with addition to building, as per plans filed, off-street parking provided, **granted**.

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2022-DV2-047; Location Map



2022-DV2-047; Aerial Map



2022-DV2-047; Site Plan

STREET ADDRESS:
2304 WEST 60TH ST
INDIANAPOLIS, IN 46228

PARCEL #: 000000

PROPERTY ZONING: UO
COMMITTEE/COMMITTEE AREA: UO-1
LOT: 000

SHEET INDEX:
C1.0: SITE PLAN
F1.0: FOUNDATION PLAN / FIRST FLOOR PLAN / ROOF PLAN
K1.0: WALL SECTION / WALL FRAMING / JOINTS / JOINTS
K2.0: NORTH ELEVATION / SOUTH ELEVATION / EAST ELEVATION / WEST ELEVATION

2304 WEST 60TH STREET INDIANAPOLIS, IN 46228

CONSTRUCTION DOCUMENTS

Project Name	2304 West 60th Street
Client	2304 West 60th Street
Address	2304 West 60th Street
City	Indianapolis, IN 46228

1 SITE PLAN
100' x 100'

BRIDGE
WATER
2304 West 60th Street
Indianapolis, IN 46228

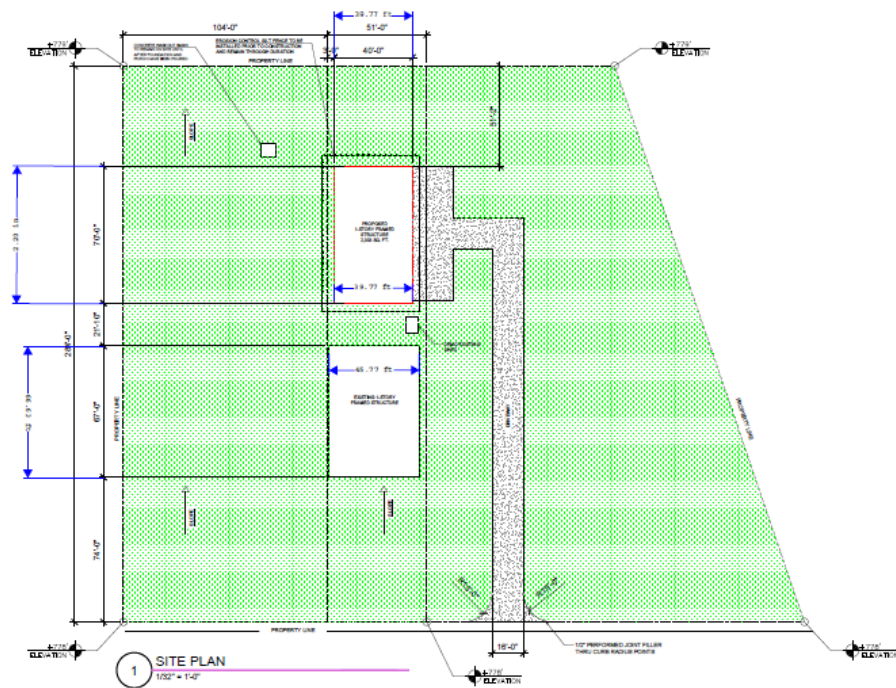
C1.0

2022-DV2-047; Amended Site Plan

STREET ADDRESS: 2304 W 80TH ST INDIANAPOLIS, IN 46228	
PARCEL # 8033050	
PRIMARY ZONING: COMPACT CONTEXT AREA: LOT SIZE:	D2 COMPACT 14,684 SQFT

SHEET INDEX	
C1.0	SITE PLAN
A1.0	FOUNDATION PLAN / FIRST FLOOR PLAN / ROOF PLAN
A2.0	WALL SECTION / WALL FRAMING DIAGRAMS
A3.0	NORTH ELEVATION / SOUTH ELEVATION / EAST ELEVATION / WEST ELEVATION

2304 WEST 60TH STREET
INDIANAPOLIS, IN 46228
CONSTRUCTION DOCUMENTS



	CONSTRUCTION DOCS	4/25/22
RE	Restroom Issues	Date

BRIDGE
OVER
WATER
DESIGNS,
LLC
mbridge2012@gmail.com

2304 W 60TH ST
INDIANAPOLIS, IN 46228

File name 0622_31	Size C1.0
Date 6/27/2022	
Code AB-NC-TRE	

2022-DV2-047; Elevations



1 EAST ELEVATION - PRIMARY STRUCTURE
332' x 1'-0"

2022-DV2-047; Amended Elevations



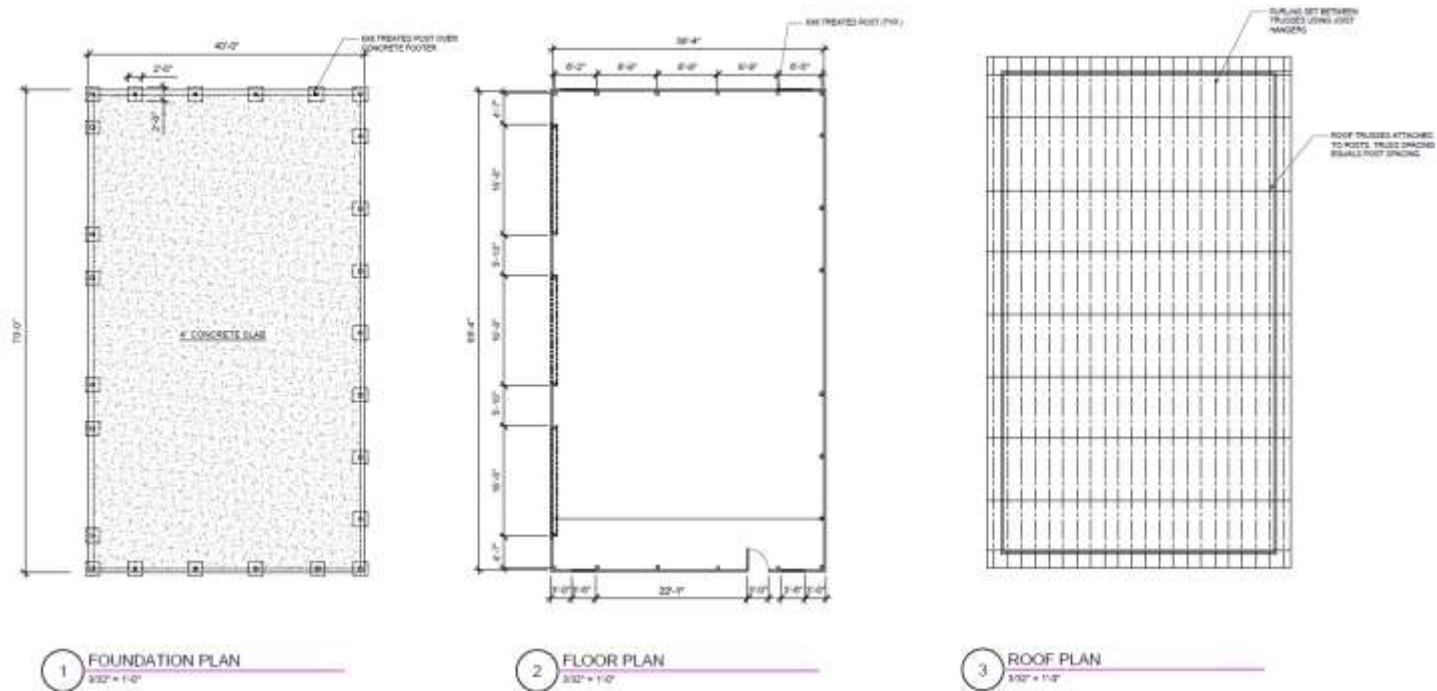
1 EAST ELEVATION - PRIMARY STRUCTURE
3/32" = 1'-0"

2022-DV2-047; Final Elevations



1 EAST ELEVATION - PRIMARY STRUCTURE
3/32" = 1'-0"

2022-DV2-047; Building Plans



2022-DV2-047; Photographs



Photo of the Subject Property: 2304 West 60th Street



Photo of the Subject Property: 2304 West 60th Street



Photo of the Subject Property: 2302 West 60th Street



Photo of the proposed pole barn.



Photo of the existing landscaping at 2302 West 60th Street.



Photo of storage facility east of the site.



Photo of the single-family dwellings south of the site.



Boat and transport trailer to be stored on site.