

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV3-009
Address: 10700 East Troy Avenue (approximate address)
Location: Warren Township, Council District #19
Zoning: D-A (FF) (FW)
Petitioner: Joel Wesseling
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling and related accessory structures on a lot without street frontage (125 feet of frontage required).

RECOMMENDATIONS

Staff **recommends approval** of the petition.

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

Metro	D-A	Undeveloped
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SURROUNDING ZONING AND LAND USE

North -	D-2	Undeveloped
South -	SU-18	Undeveloped
East -	D-A	Undeveloped
West -	D-A	Undeveloped

COMPREHENSIVE PLAN

The Comprehensive Plan recommends Rural or Estate Neighborhood, Agricultural Preservation, and Floodway uses for various portions of the subject site.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ As proposed, a single-family dwelling would be constructed on the 8.4-acre lot without public street frontage
- ◇ The parcel appears to have been developed in 1995, at approximately the same time as the adjacent parcel to the south, that was to be developed as an electrical distribution substation. The adjacent property is still owned by the electrical utility, but the substation has not been developed. A 25-foot access easement for ingress and egress to the subject site, through the adjacent site to the south, was recorded on April 11, 1995.

(Continued)

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- ◇ Providing for the single-family dwelling on a lot without street frontage would be supportable, as it would not affect the adjacent properties in an adverse manner. Several nearby properties gain access from the similarly established easements, and there are similar access drives off of Davis Road to the west of the site.
- ◇ Additionally, a practical difficulty exists because the site is land-locked and would be unable to be developed without relief from the Ordinance.

GENERAL INFORMATION

THOROUGHFARE PLAN

This portion of East Troy Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary collector, with a 60-foot existing right-of-way, and an 80-foot proposed right-of-way

FINDINGS OF FACT

File-dated February 20, 2023

ZONING HISTORY

2016-DV3-020; 10140 East Troy (west of site), requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the subdivision of 6.42 acres into two lots, with 225 feet of street frontage and lot width, and to legally establish the side setbacks of the existing accessory structures, including an approximate 15-foot setback along the proposed interior lot line, **granted**.

2016-HOV-009; 2636 Senour Road (north of site), requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for three lots with less than the 250 feet of required lot width, **granted**.

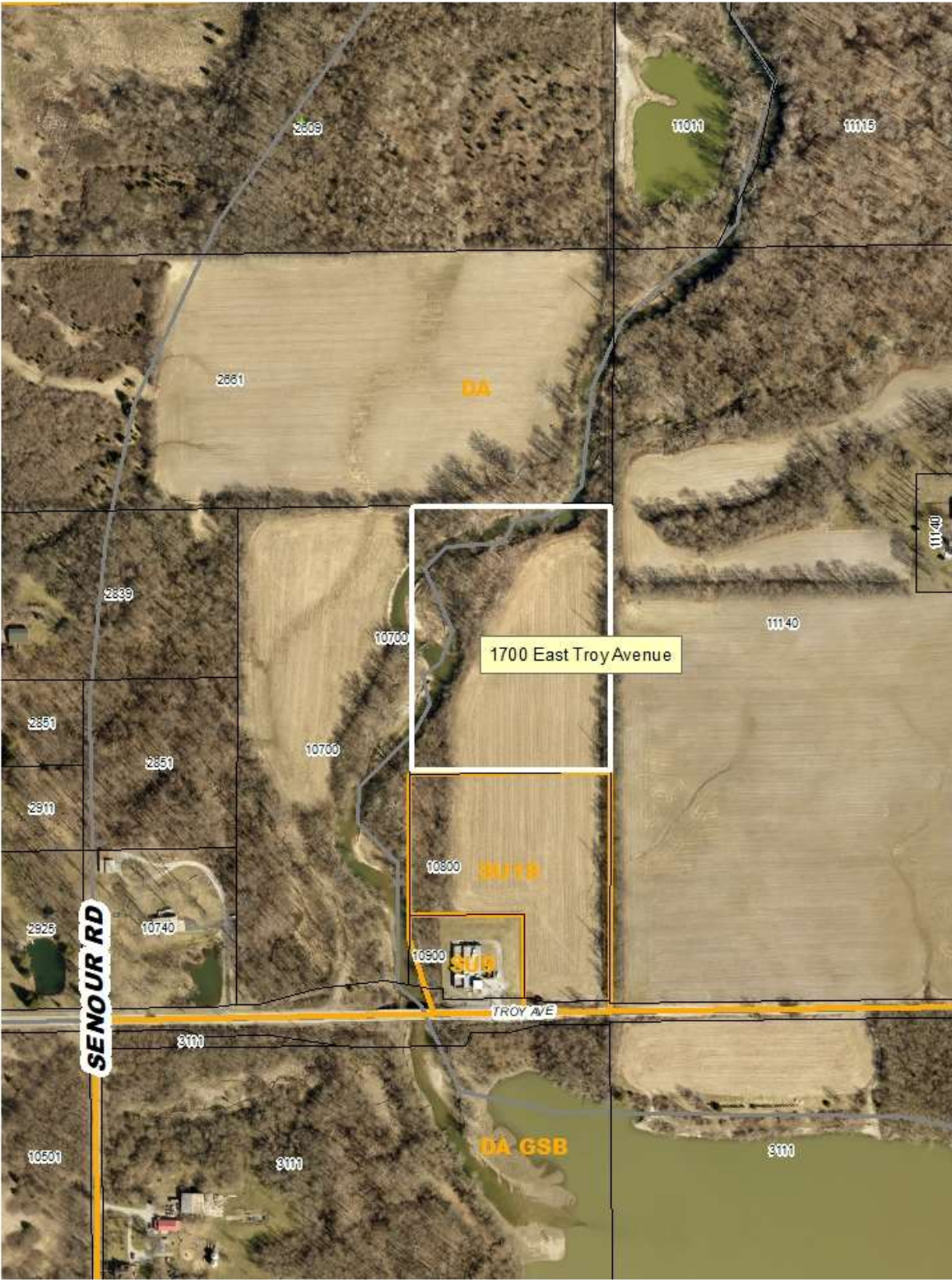
2010-ZON-059; 11400 East Troy (east of site), requested the rezoning of 60.0 acres, being in the D-A District, to the PK-1 classification to provide for park use, **approved**.

2008-DV1-032; 2610 Senour Road (north of site), requested a variance of development standards of the Dwelling Districts Zoning Ordinance to: a) provide for a 720-square foot detached garage with a fifteen-foot south side setback, and b) legally establish a 320 square foot outbuilding with a four-foot north side setback, c) resulting in an accessory building area of 1,280 square feet or 96.97 percent of the main floor area of the primary structure, d) and resulting in an accessory use area of 1,645 square feet or 124.62 percent of the total living area of the primary structure, **granted**.

94-Z-209; 10802 East Troy Avenue (south of site), requested the rezoning of 5.778 acres, being in the D-A District, to the SU-18 classification to provide for an electrical distribution substation, **approved**.

77-Z-176; 10920 East Troy Avenue (south of site), requested the rezoning of 1.52 acres, being in the A-2 District, to the SU-9 classification to provide for a sanitary lift station, **approved**.

2023-DV3-009; Location Map



2023-DV3-009; Photographs



Access easement location, looking north from Troy Avenue, towards subject site.



Subject site, looking north.



Subject site, looking northwest, towards adjacent undeveloped parcel.



Subject site, looking south, towards adjacent utility sanitary lift station.