

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV1-022 (Amended)
Address: 2247 Broadway Street (approximate address)
Location: Center Township, Council District #17
Zoning: D-8
Petitioner: Rueben & Katherine Maust, by Peter Meehan
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house with a secondary dwelling containing 1,085 square feet (maximum 720 square feet permitted).

August 1, 2023

This petition was continued from the **July 6, 2023 hearing to the August 1, 2023 hearing** for an indecisive vote.

July 6, 2023

This petition was continued for cause from **June 6, 2023 hearing to the July 6, 2023 hearing** to provide for an amendment.

RECOMMENDATIONS

Staff **recommends denial** of the request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

D-8	Compact	Single-Family residential
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SURROUNDING ZONING AND LAND USE

North	D-8	Single-Family residential
South	D-8	Undeveloped
East	C-3	Commercial
West	D-8	Single-Family residential

COMPREHENSIVE PLAN

The Comprehensive Plan recommends Traditional Neighborhood development

- ◇ The subject site is a 7,080-square foot lot in the D-8 district, and is developed with a single-family dwelling and a detached garage (to be demolished). This house is in the Near Northside neighborhood

(Continued)

STAFF REPORT 2023-DV1-022 (Continued)

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This petition would provide for construction of a carriage house, which would include a secondary dwelling containing 1,085 square feet. The ordinance permits a maximum of 720 square feet for a secondary dwelling.
- ◇ The intent of the maximum floor area for a secondary dwelling is so that the secondary dwelling is clearly accessory and subordinate to the primary structure. Staff would also note that the minimum floor area for the D-8 district is 800 square feet—the proposed secondary dwelling is large enough to be considered a primary dwelling. Staff believes the practical difficulty for a larger secondary dwelling is self-imposed and is therefore recommending denial of the petition.

GENERAL INFORMATION

THOROUGHFARE PLAN	Broadway Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 70-foot existing and proposed right-of-way.
SITE PLAN	File-dated April 14, 2023
SITE PLAN (AMENDED)	File-dated June 15, 2023
FLOOR PLANS	File-dated June 15, 2023
FINDINGS OF FACT	File-dated June 15, 2023

ZONING HISTORY – VICINITY

2006-DV3-053, 2259 Broadway Street, variance to provide for the construction of a 1,520-square foot single-family dwelling, having a main floor area of 610 square feet, and resulting in an open space ratio of 51.57 percent, **approved**.

2006-DV3-024, 655 East 23rd Street, variance to provide for ten-foot front yard setbacks, and in the case of a corner lot, to provide for a ten-foot front setback for the elevation of the single-family dwelling with a primary entrance, and for a five-foot front setback for other elevations, **approved**.

2006-DV3-023, 2259 Broadway Street, variance to provide for ten-foot front yard setbacks, and in the case of a corner lot, to provide for a ten-foot front setback for the elevation of the single-family dwelling with a primary entrance, and for a five-foot front setback for other elevations, **approved**.

98-UV1-55, 2246 North College Avenue, variance to provide for religious uses with a gravel parking area, **approved**.

86-Z-60, 2246 North College Avenue, rezoning of 0.28 acre from the D-8 district to the C-3 district, **approved**.

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2023-DV1-022; Aerial Map



2023-DV1-022; Site Plan

SITE DATA:

Total Existing Lot Area: 7080 SF
Zoning: D8
Minimum Open Space: 55%

EXISTING

Main Home First Floor Area: 1980 SF
Detached Garage Area: 440 SF

EXISTING LOT COVERAGE (%): 34 %

PROPOSED

Main Home First Floor Area: 1980 SF
Proposed Garage Area: 1065 SF

PROPOSED LOT COVERAGE (%): 43 %

SITE PLAN LEGEND

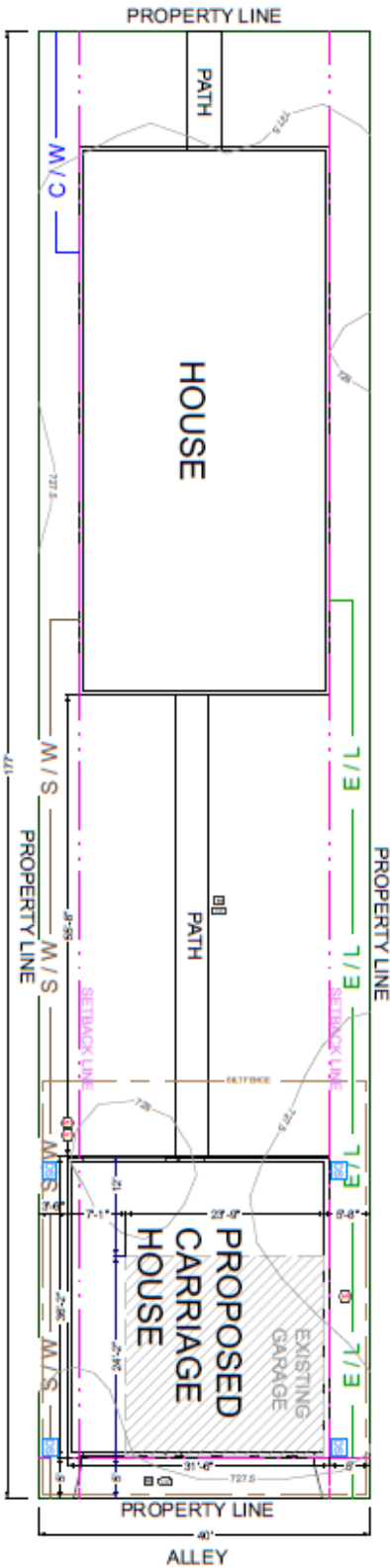
- C / W - WATER SERVICE
- E / L - ELECTRICAL SERVICE
- S / W - SEWER
- - - - - PROPERTY SET BACK LINE
- 7/3 SITE TOPOGRAPHY
- [] SILT FENCE / EROSION CONTROL

SITE PLAN NOTES		
NOTE	QTY	DESCRIPTION
S1	1	DEMO PAVER PATH FROM EXISTING GARAGE TO HOUSE.
S2	1	DEMO EXISTING GARAGE APRON

LANDSCAPING PLAN NOTES		
NOTE	QTY	DESCRIPTION
L1	1	TRIM TREES AS NEEDED FOR NEW STRUCTURE HEIGHT.

UNDERGROUND UTILITY NOTES		
NOTE	QTY	DESCRIPTION
UT1	1	NEW ELECTRICAL SERVICE TO BE BORED UNDERGROUND TO GARAGE BUILDING.
UT2	1	NEW SEWER SERVICE TO BE BORED UNDERGROUND TO GARAGE BUILDING.
UT3	1	NEW WATER SERVICE TO BE BORED UNDERGROUND TO GARAGE BUILDING.

CONCRETE PLATWORK PLAN NOTES		
NOTE	QTY	DESCRIPTION
CC1	1	NEW ~225 SF - BROOM FINISHED CONCRETE PATH TO BE INSTALLED FROM HOUSE TO NEW GARAGE.
CC2	1	NEW ~145 SF - BROOM FINISHED CONCRETE GARAGE APRON TO BE INSTALLED FROM NEW GARAGE TO ALLEY.

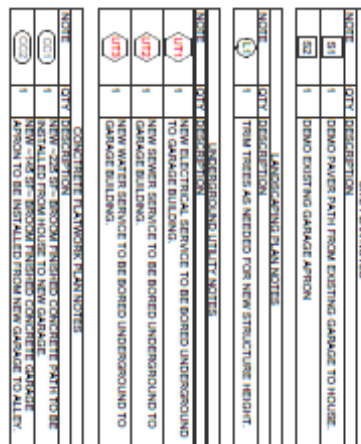


ARCHITECTURAL SITE PLAN
SCALE: 1"=20'

MAUST RESIDENCE

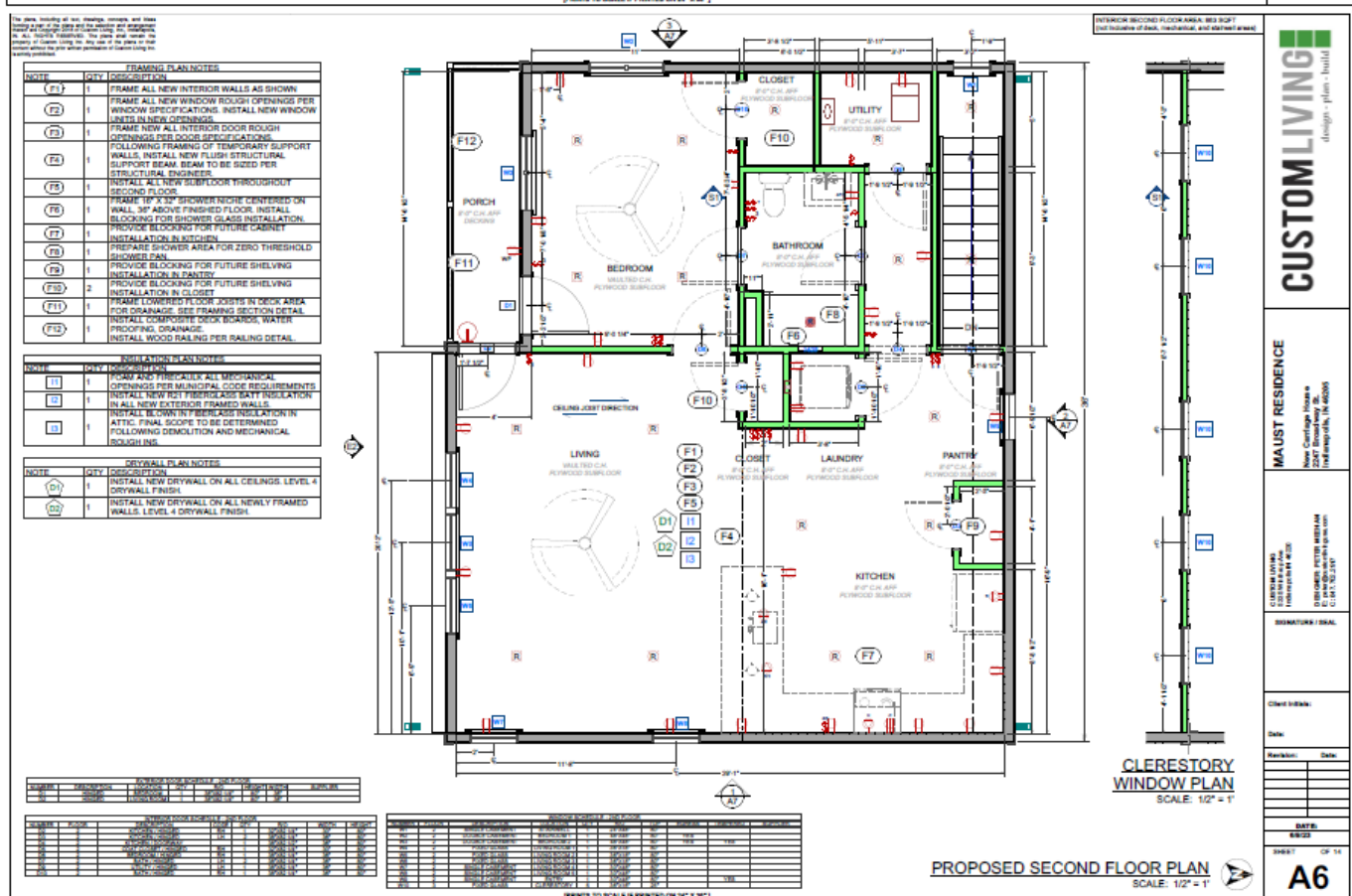
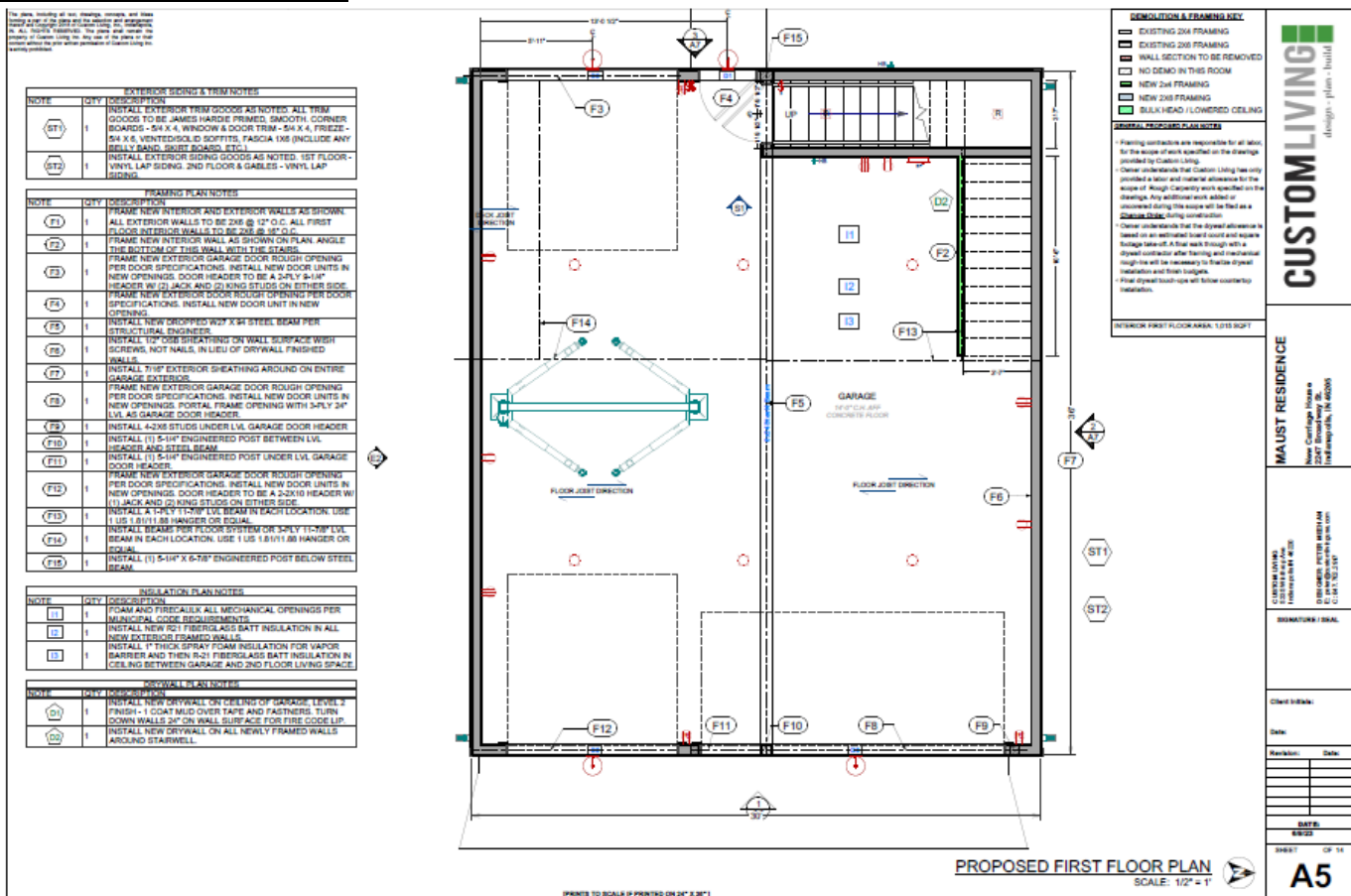
VARIANCE OF USE // 4/5/23

CUSTOMLIVING
design - plan - build



	GAS SERVICE
	WATER SERVICE
	ELECTRICAL SERVICE
	SEWER
	PROPERTY SET BACK LINE
	SITE TOPOGRAPHY
	SILT FENCE / EROSION CONTROL

2023-DV1-022; Floor Plan



2023-DV1-022; Photographs



Subject site viewed from Broadway street



Existing garage 23.75 feet wide, to be demolished