

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-CZN-827 / 2023-CVR-827 (Amended)
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: Rezoning of 4.83 acres from the D-A district to the D-1 district.
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the future subdivision of a parcel into two lots, with future Lot Two maintaining a 25-foot street frontage and lot width (minimum 45-foot street frontage, minimum 90-foot lot width required).

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ The subject site is an approximately 4.83-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.

REZONING

- ◇ This petition would rezone this site from the D-A district to the D-1 district. The D-1 district has a typical density of 0.9 units per acre, and a minimum lot area of 24,000 square feet and minimum lot width of 90 feet.
- ◇ The comprehensive plan recommends Suburban Neighborhood development, which has a density of one to five units per acre. The D-1 district would be appropriate for this location.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide the future subdivision of a parcel into two lots, with future Lot Two maintaining a 25-foot street frontage and lot width.

(Continued)

STAFF REPORT 2023-CZN-827 / 2023-CVR-827 (Continued)

- ◇ The subject site 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 proposed D-1 district has a minimum lot area of 24,000 square feet and a minimum frontage of 45 feet.
- ◇ Proposed Lot Two would have 25 feet of frontage and lot width where a 45-foot frontage and 90-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. Although staff does not typically support creation of flag lots, the development proposed would fit the proposed zoning district and development patterns in this area. Therefore, staff is not opposed to the request.

GENERAL INFORMATION

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
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 May 9, 2023
FINDINGS OF FACT	File-dated May 9, 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.

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**.

(Continued)

STAFF REPORT 2023-CZN-827 / 2023-CVR-827 (Continued)

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**.

AR

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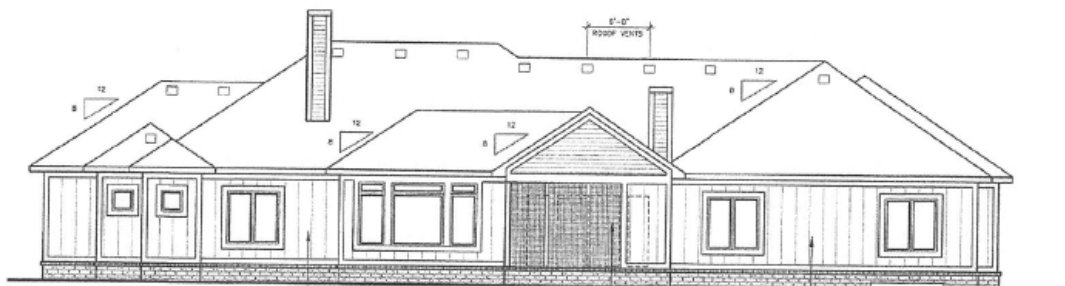
SHEET: 1 OF 1
DRAWN BY: REB
CHECKED BY: RLW
DATE: 12/31/22
PROJECT NO.: 22-120
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REVISIONS		

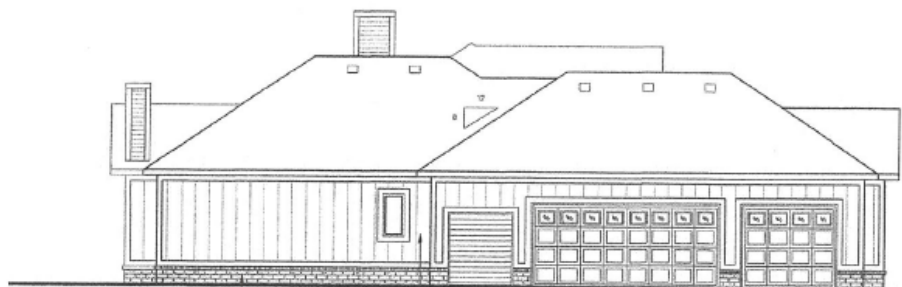
2023-DV1-012; Elevations



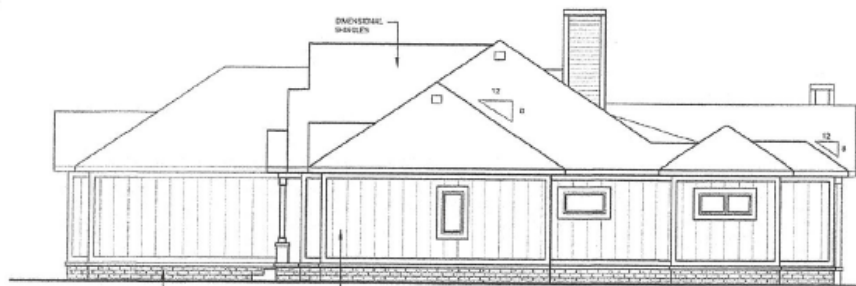
FRONT ELEVATION
SCALE: 1/8"=1'-0" (11x17 PRINTS)
SCALE: 1/4"=1'-0" (24x36 PRINTS)



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)

PALLADIUM
ARCHITECTURAL
SERVICES, INC.
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6155 OLIVE RD.
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LAFAYETTE
401 SOUTH EARL AVE.
(765) 471-7472
PalladiumArchitect.com

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

NORTH
ARROWS INC.
NORTH ARROWS INC.
104 SOUTH HERRICK ST.
LAFAYETTE, INDIANA 46901

ELEVATIONS
THE HERNANDEZ RESIDENCE

REVIEW
SET
NOT FOR
CONSTRUCTION
3/30/22

SHEET 2

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SHEET 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