

## STAFF REPORT

### Department of Metropolitan Development Division of Planning Current Planning Section

**Case Number:** 2023-DV1-020 (Amended)  
**Address:** 4505, 4506, 4509, 4510, 4605, 4609, 4613, 4617, 4621, 4622 and 4625 West Caven Street (approximate addresses)  
**Location:** Wayne Township, Council District #22  
**Zoning:** D-5  
**Petitioner:** Project 65 LLC, by David Gilman  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of single-family dwellings on each lot with front-loaded garages in excess of 30% of the façade at the building line (garages limited to 30% of the width of the front façade when located 0-12 feet behind front building line) and allow for a three-foot corner side yard setback at 4622 West Caven Street (eight-foot corner side setback required), 16-foot front setbacks at 4505, 4605, 4613, and 4621 Caven Street, 17-foot front setback at 4510 Caven Street (20 to 50-foot front setback required for neighborhood yard frontages), and a six-foot corner side yard setback at 4625 Caven Street (eight-foot corner side setback required).

This petition was continued from the October 3, 2023 hearing to the November 14, 2023 hearing at the request of the petitioner.

### **RECOMMENDATIONS**

Staff **recommends approval** of this request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

##### **EXISTING ZONING AND LAND USE**

D-5	Compact	Undeveloped
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##### **SURROUNDING ZONING AND LAND USE**

North	D-5	Residential (Single-family dwellings)
South	D-5	Residential (Single-family dwellings)
East	I-3	Industrial
West	D-5	Residential (Single-family dwellings)

##### **COMPREHENSIVE PLAN**

The Comprehensive Plan recommends traditional neighborhood development.

(Continued)

## **STAFF REPORT 2023-DV1-020 (Continued)**

- ◇ The subject sites are comprised of 11 undeveloped lots, zoned D-5, that are surrounded by single-family dwellings, zoned D-5.
- ◇ The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.
- ◇ The Comprehensive plan recommends traditional neighborhood development. The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park

## **VARIANCE OF DEVELOPMENT STANDARDS**

- ◇ The grant of the request would allow the construction of single-family dwellings on each lot with front-loaded garages in excess of 30% of the façade at the building line and allow for a three-foot corner side yard setback at 4622 West Caven Street, 16-foot front setbacks at 4505, 4605, 4613, and 4621 Caven Street, 17-foot front setback at 4510 Caven Street, and a six-foot corner side yard setback at 4625 Caven Street.
- ◇ Table 744-701-2: Private Frontage Design Standards for the Neighborhood Yard Frontage requires a front building line range of 20 to 50 feet and front-loaded garages are limited to 30% of the width of the front façade when located zero to 12 feet behind front building line.
- ◇ The proposed front-loaded garages, although exceeding the garage width limitations of the Ordinance, are due to the practical difficulty that exists with accessing the lots from the alley at the rear of the sites. There are two alleys with right-of-way dedication that exist, but they are undeveloped which none of the existing lots along them use to access their garages. Instead, most of the existing sites have parking on driveways or front-loaded garages that gain access at the front yard along Caven Street. Therefore, staff is supportive of the variance.
- ◇ Staff determined that the three-foot corner side yard setback at 4622 West Caven Street and six-foot corner side yard setback at 4625 Caven Street could be supportable due to the excessive right-of-way that already exists along Denison Street. This allowance would still ensure that the proposed single-family dwellings would be outside of the clear sight triangle, which staff was more concerned about.

(Continued)

## **STAFF REPORT 2023-DV1-020 (Continued)**

- ◇ The proposed 16-foot front setbacks at 4505, 4605, 4613, and 4621 Caven Street in addition to the 17-foot front setback at 4510 Caven Street would be minimal reductions of the front yard setback where a majority of the existing homes on Caven Street have front setbacks far closer to the street.
- ◇ In staff's opinion, the grant of the request would not be injurious to the community and would not affect the adjacent properties in an adverse manner because the development pattern in the neighborhood would be maintained.

## **GENERAL INFORMATION**

### THOROUGHFARE PLAN

Caven Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 50-foot existing right-of-way and a 48-foot proposed right-of-way.

### THOROUGHFARE PLAN

Denison Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 35-foot existing half right-of-way and a 24-foot proposed half right-of-way.

### SITE PLANS

File-dated April 6, 2023.

### AMENDED SITE PLANS

File-dated October 19, 2023.

### HOUSE TYPE ELEVATIONS

File-dated October 19, 2023.

### FINDINGS OF FACT

File-dated October 19, 2023.

## **ZONING HISTORY – SITE**

### EXISTING VIOLATIONS

None.

### PREVIOUS CASES

None.

## **ZONING HISTORY – VICINITY**

**2001-DV3-008; 4618 West Caven Street** (between subject sites), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 240 square foot addition to a single-family dwelling, with a 12-foot front setback along Caven Street (minimum 25-foot front setback required), **withdrawn**.

(Continued)

## **STAFF REPORT 2023-DV1-020 (Continued)**

**2000-HOV-021; 4602 West Naomi Street** (south of site), Variance of development standard of the Dwelling Districts Zoning Ordinance to provide for the construction of a 640-square foot addition to a single-family dwelling, expanding 16 feet along a legally nonconforming 14.5-foot front setback or 72.7 percent of the linear frontage of the original dwelling (maximum 11-foot expansion along a legally nonconforming 1.5-foot front setback or 50 percent of the linear frontage of the original dwelling permitted), **granted**.

**99-SE1-1; 4612 West Melrose Avenue** (south of site), Special Exception of the Dwelling Districts Zoning Ordinance to provide for a manufactured home, **granted**.

**98-SE3-4; 4602 West Caven Street** (between subject sites), Special Exception of the Dwelling Districts Zoning Ordinance to provide for one manufactured home on four lots, **granted**.

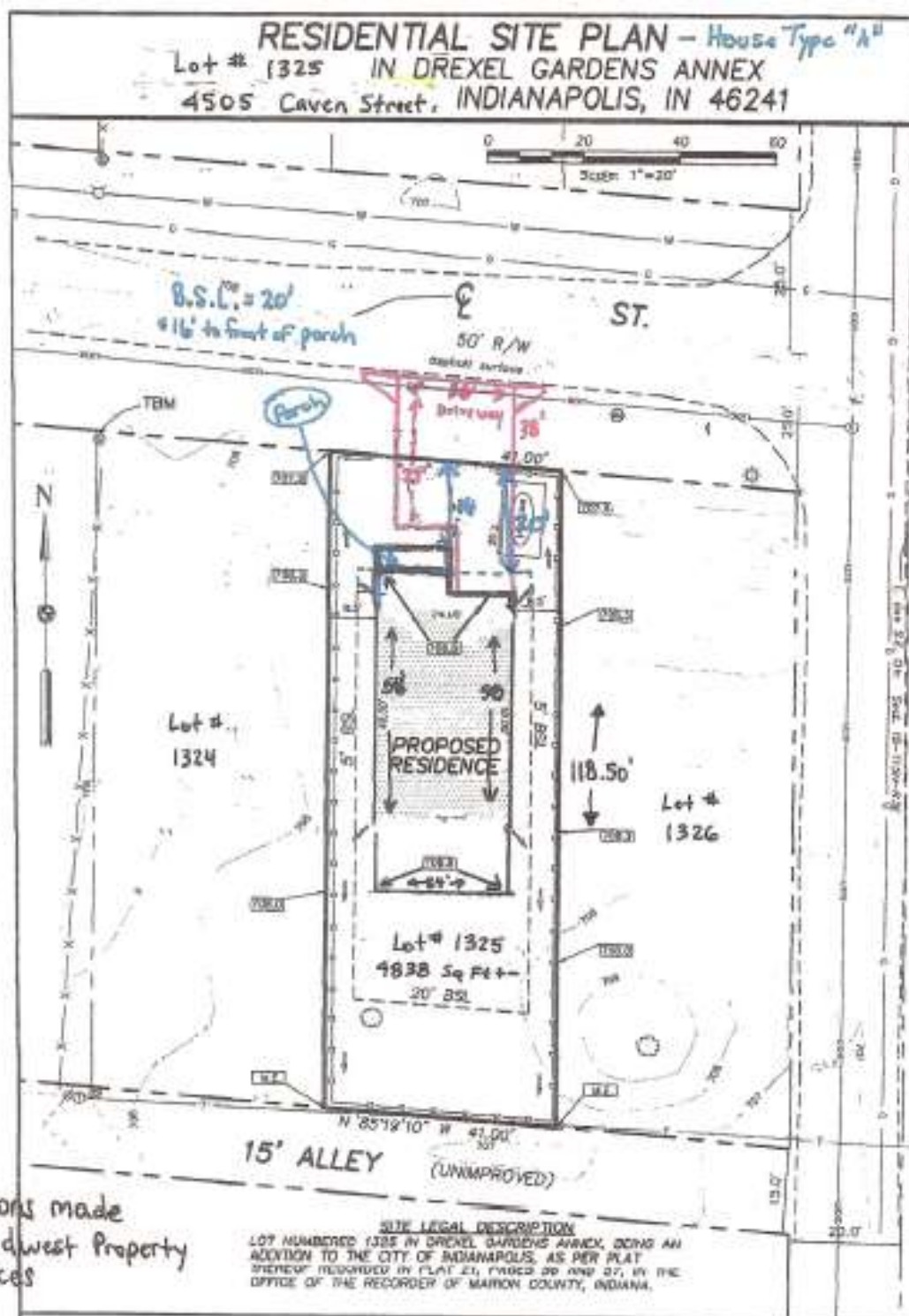
**88-SE2-12; 4521 West Beecher Street** (southeast of site), Special Exception of the Dwelling Districts Zoning Ordinance to provide for a manufactured single-family residence, **granted**.

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**2023-DV1-020; Aerial Map**





The Chestnut Floorplan

Modifications made  
by: Midwest Property  
Services

THIS DOCUMENT WAS PREPARED BY:

RECOMMENDED LAND SURVEYING, INC.  
1520 FOXGROSS DRIVE  
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Sheet 1 of 2



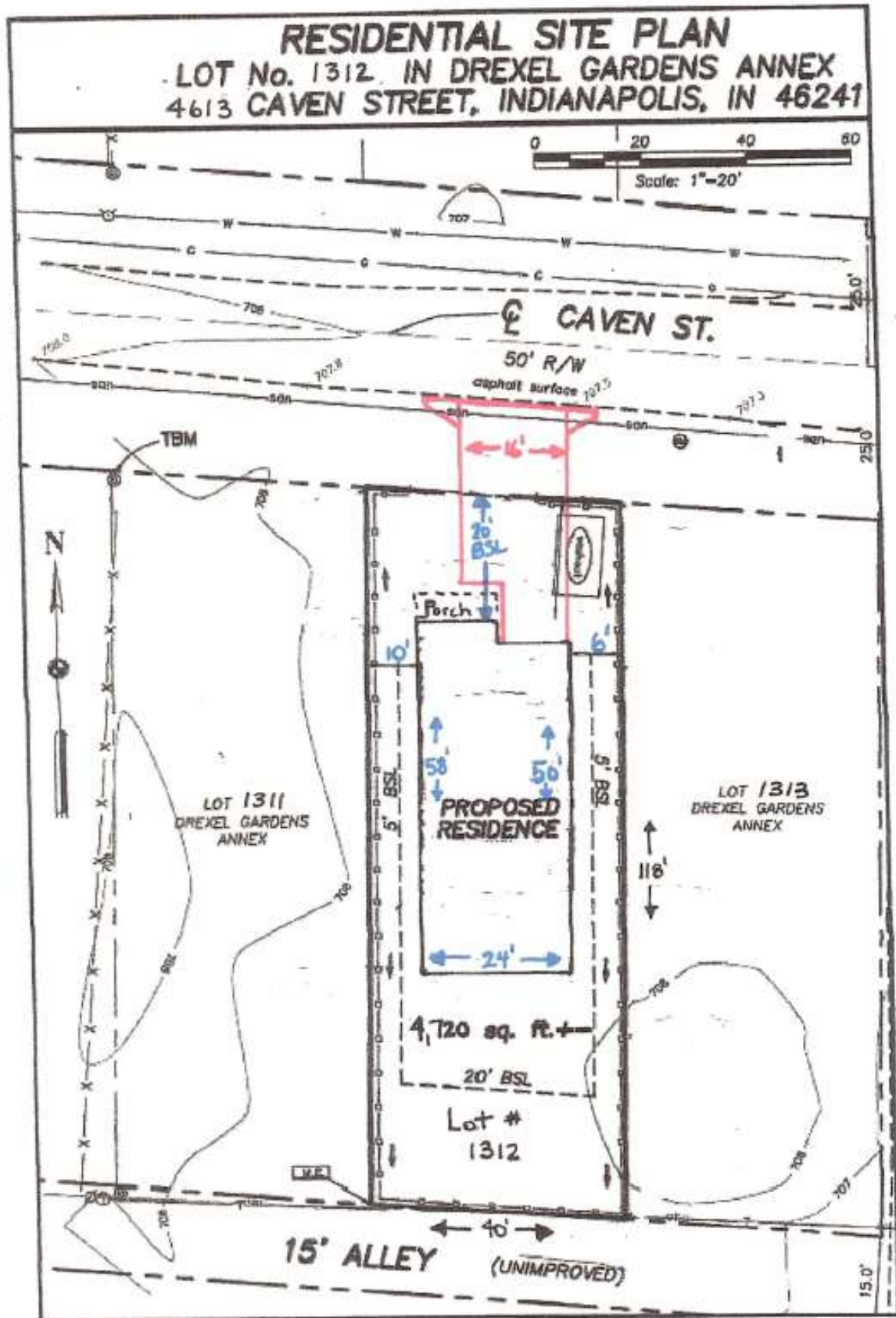
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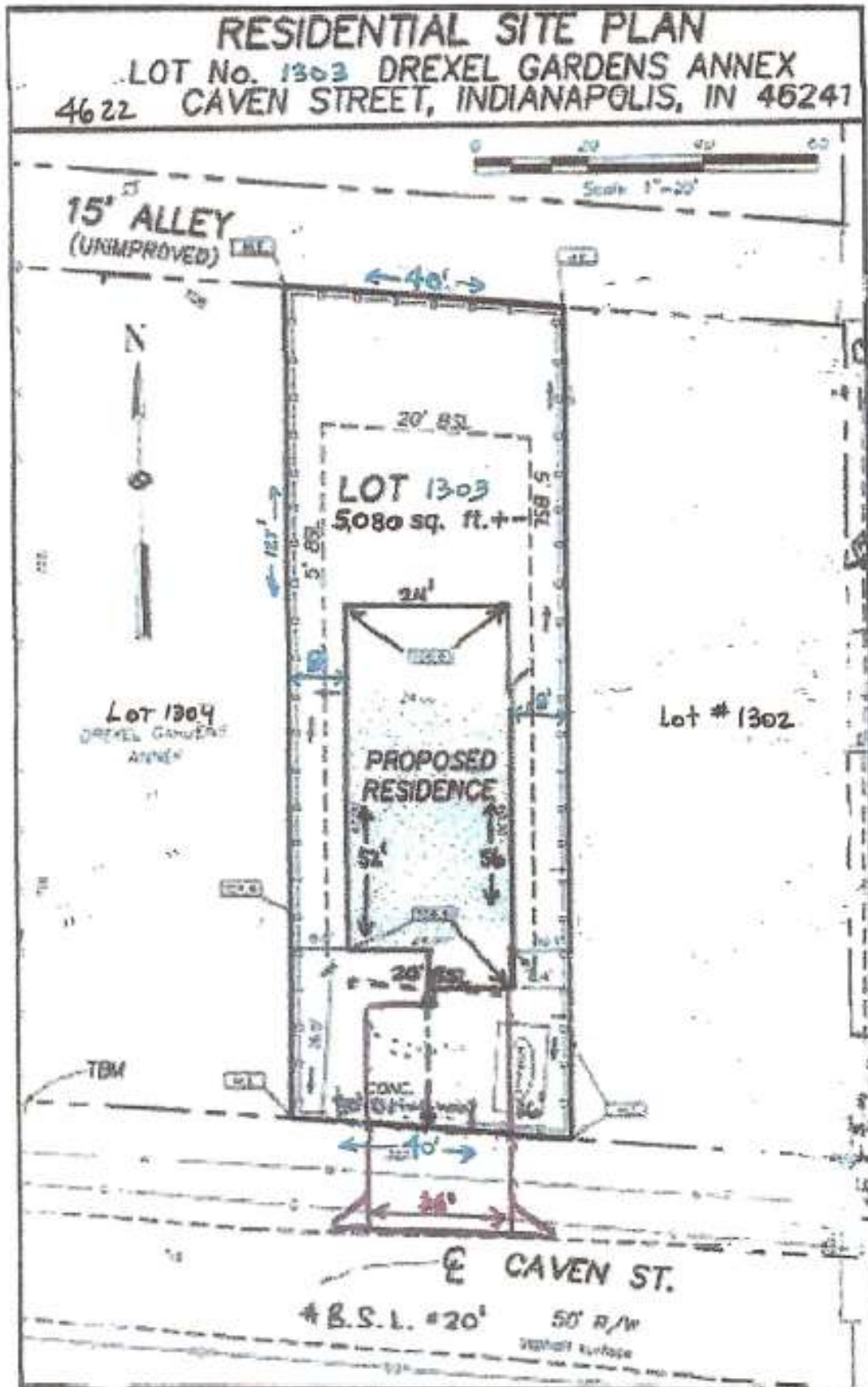
RLS Corp.

*Michael Huter*

Michael L. Huter, PLS  
Professional Land Surveyor No. 9500007  
State of Indiana

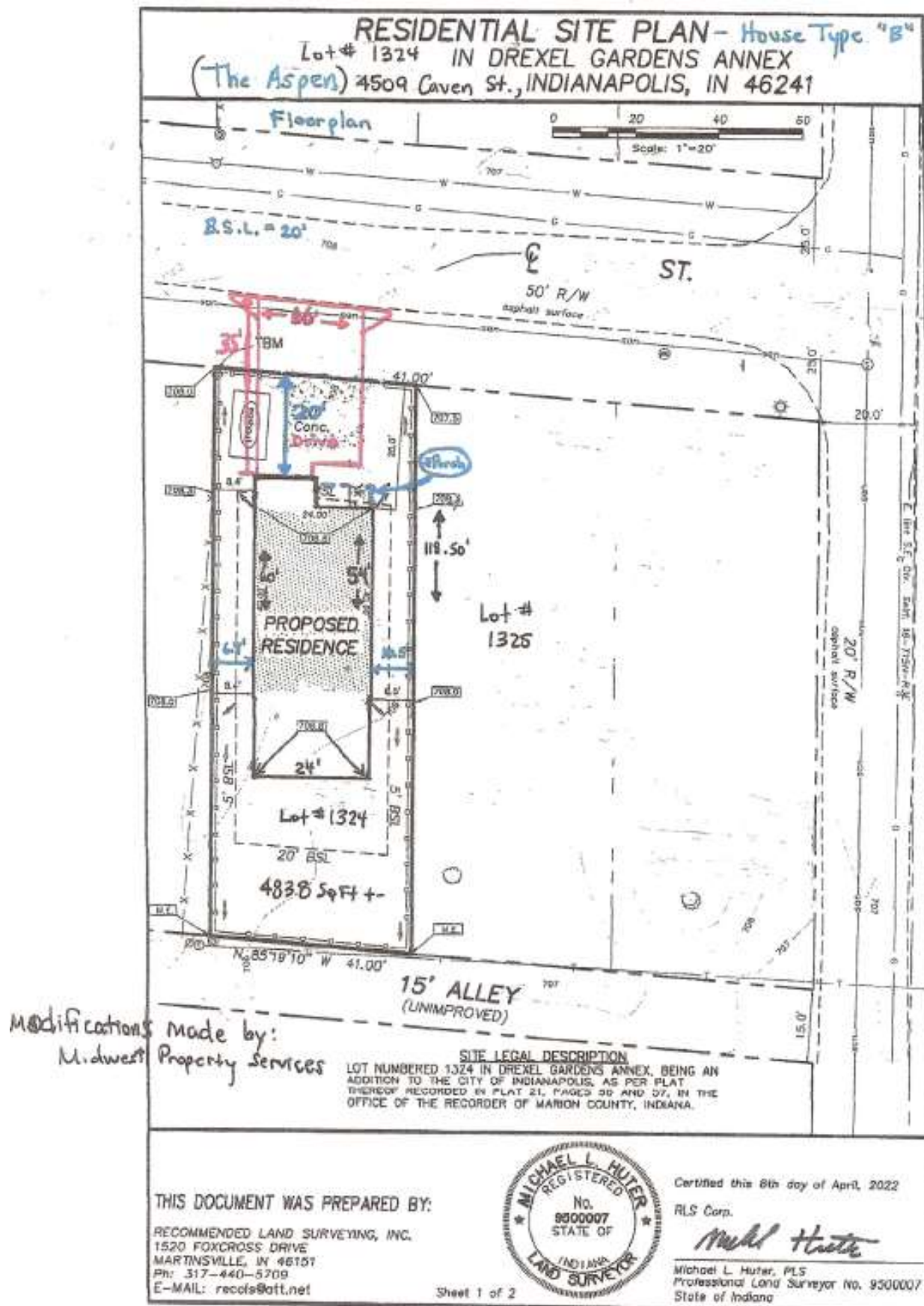


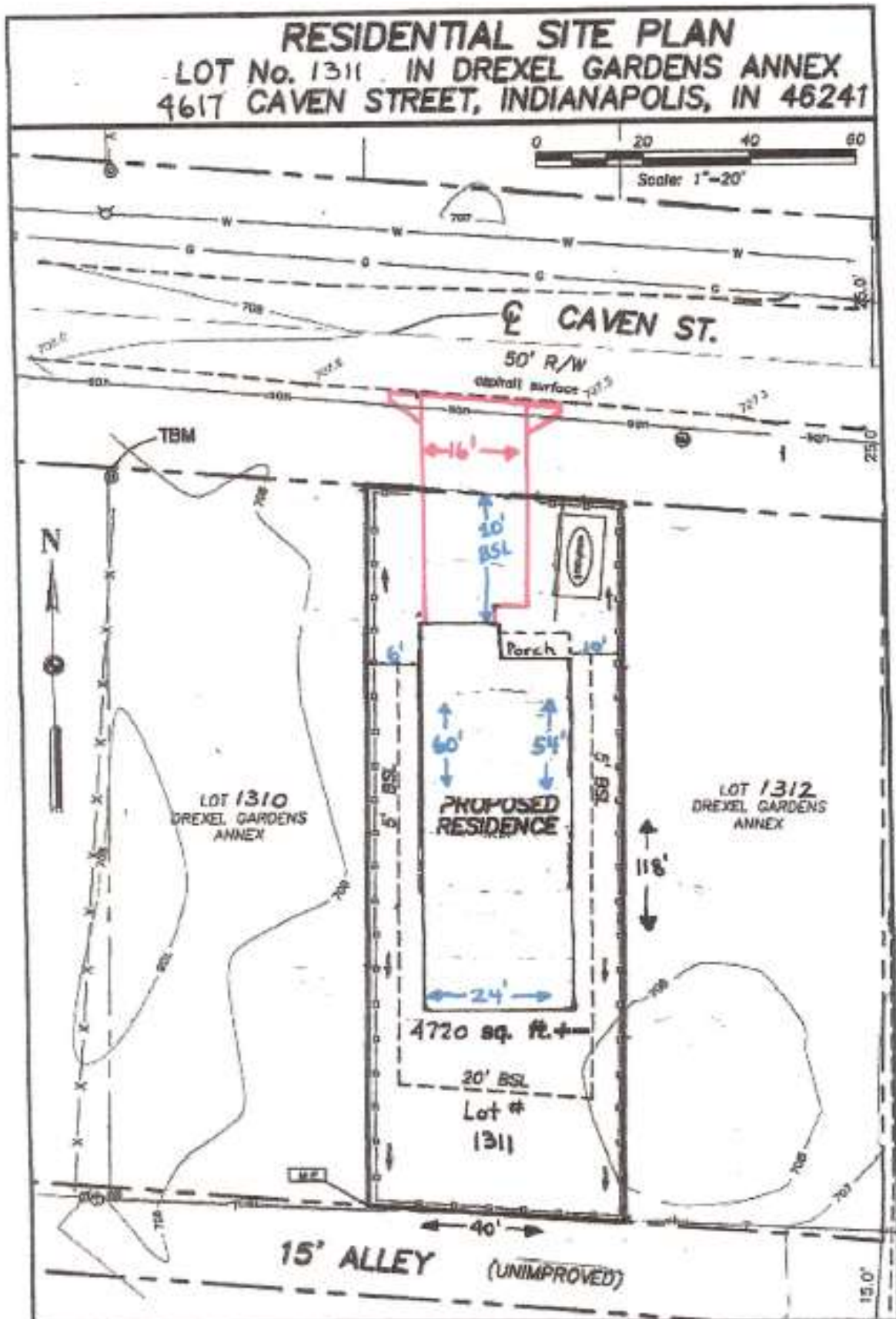


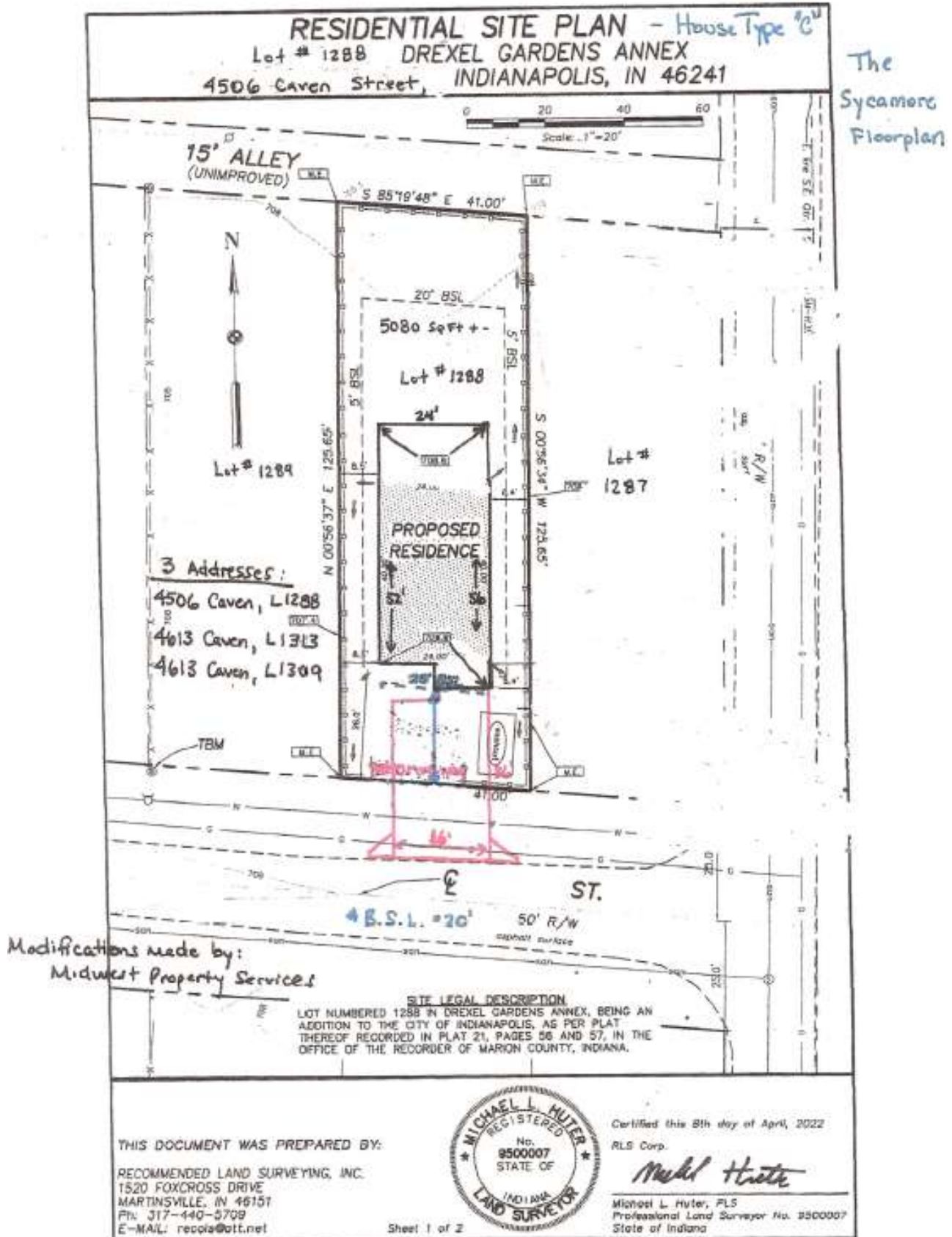




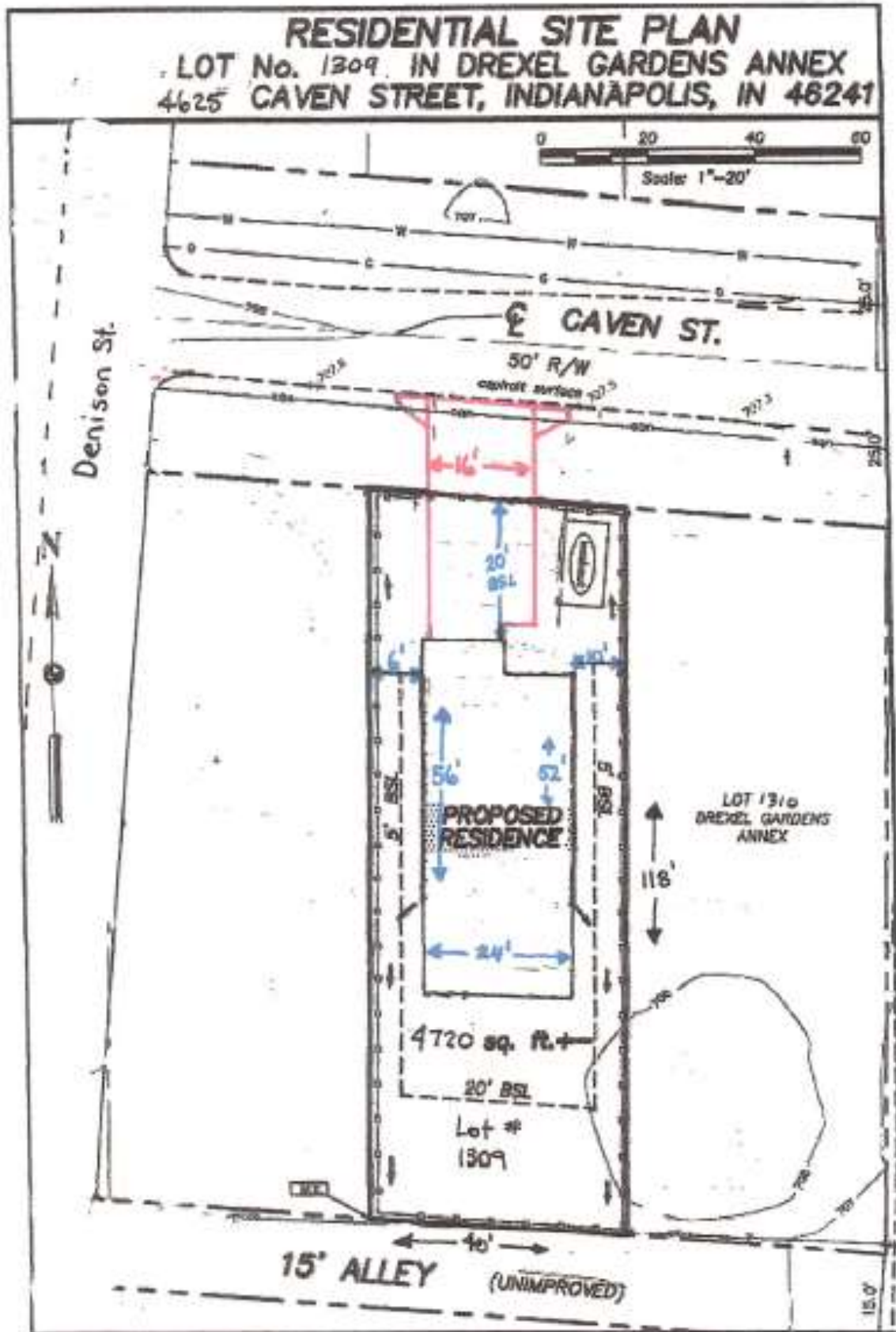
**2023-DV1-020; Site Plan Housing Type "B"**







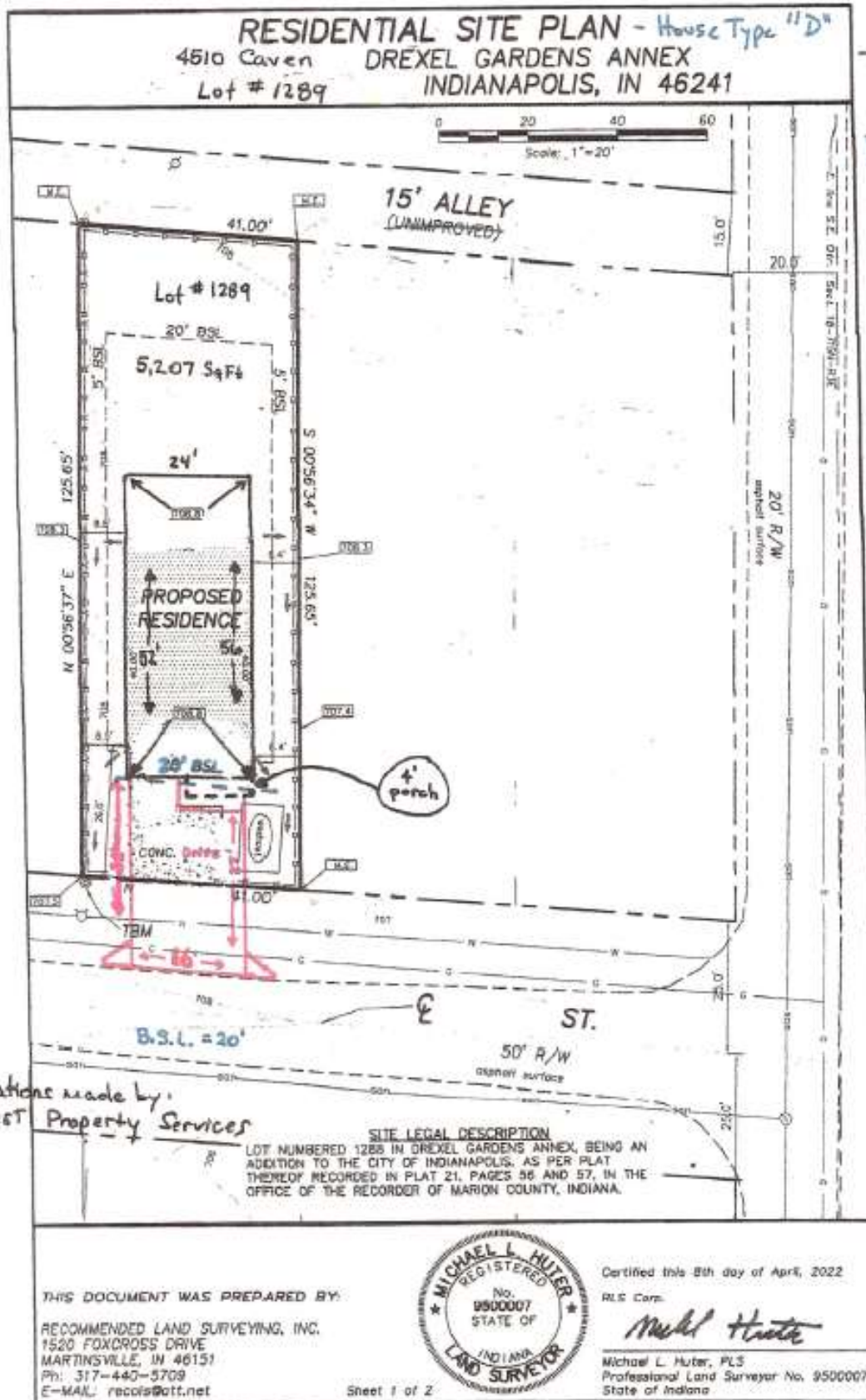


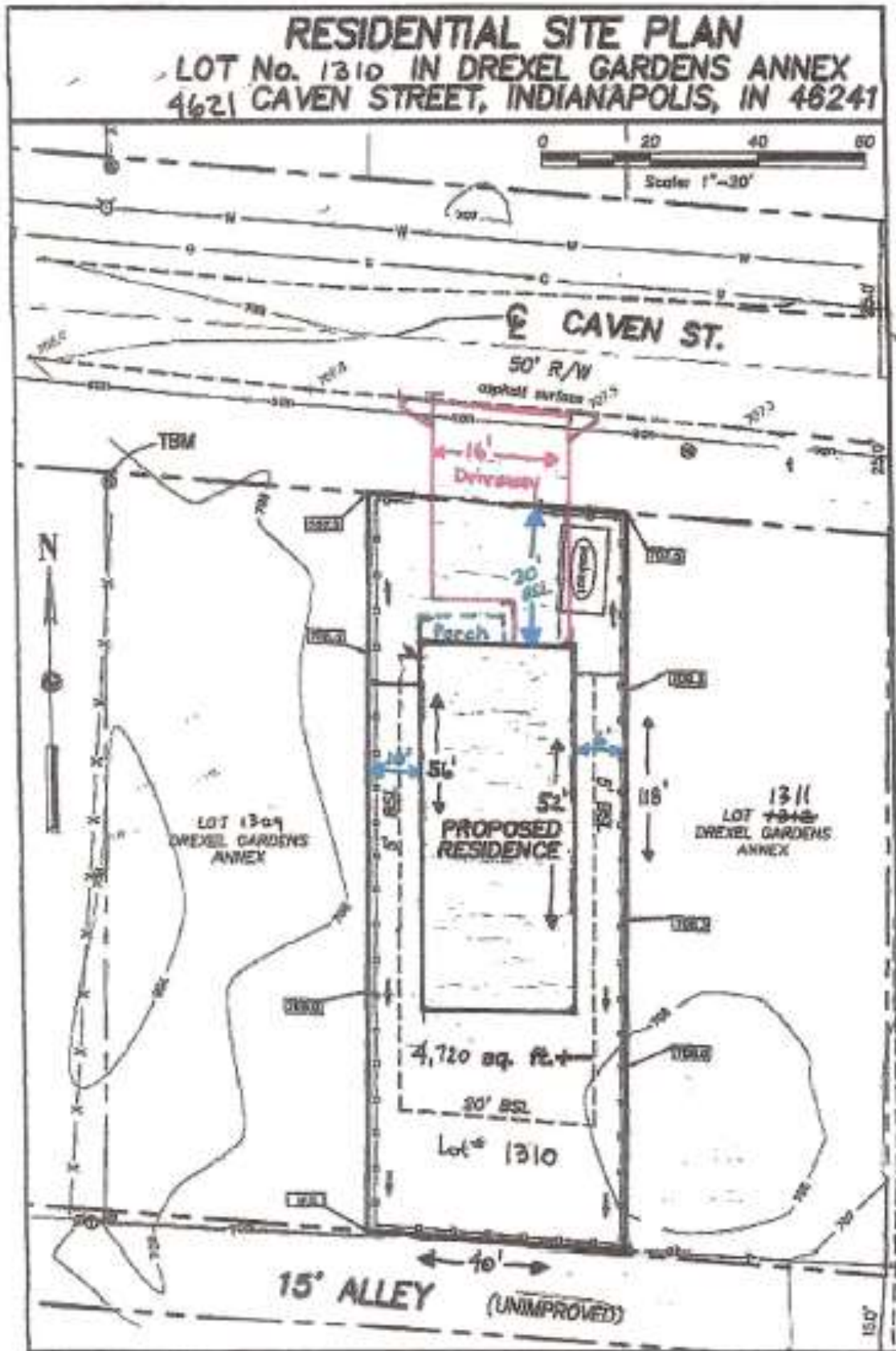


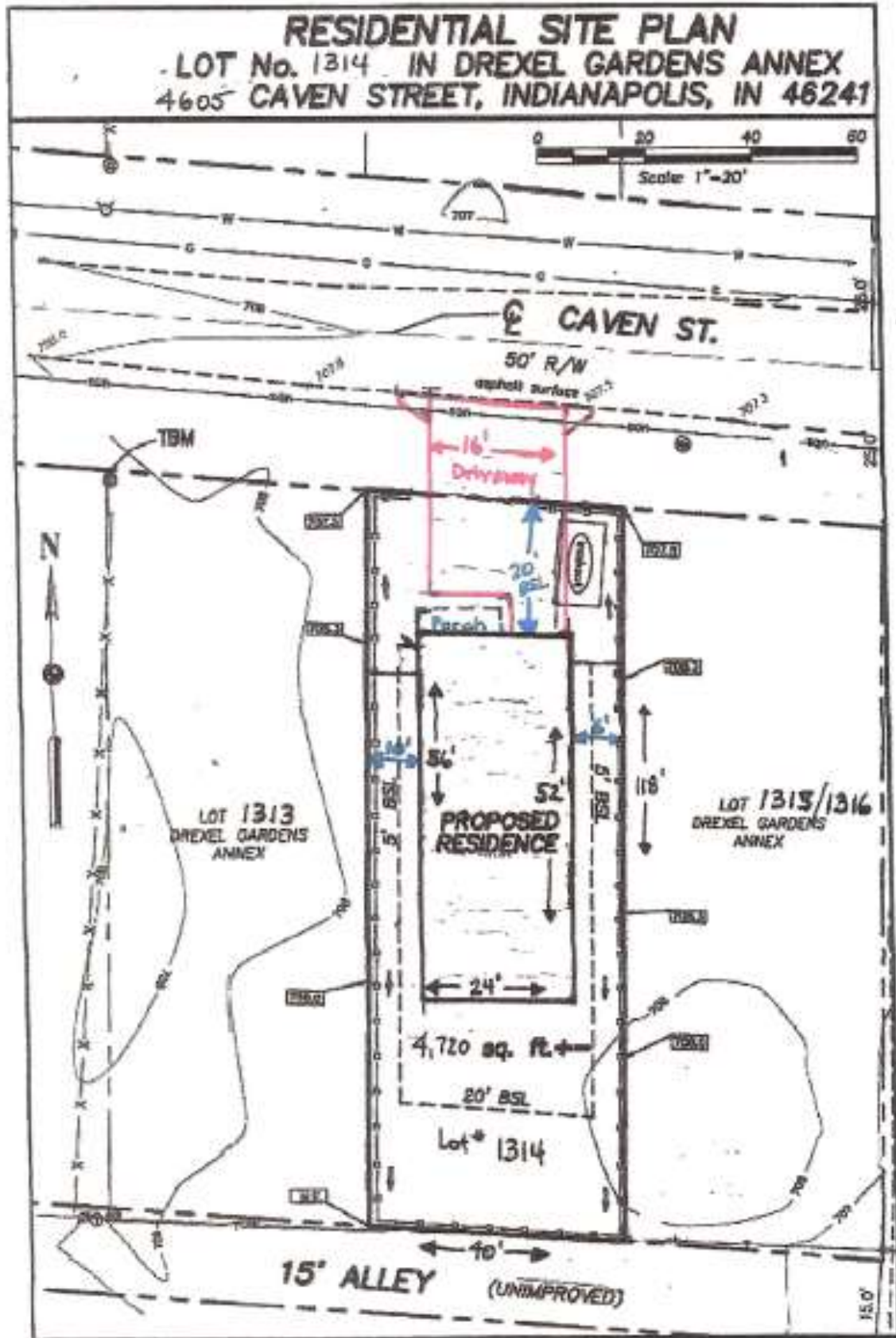




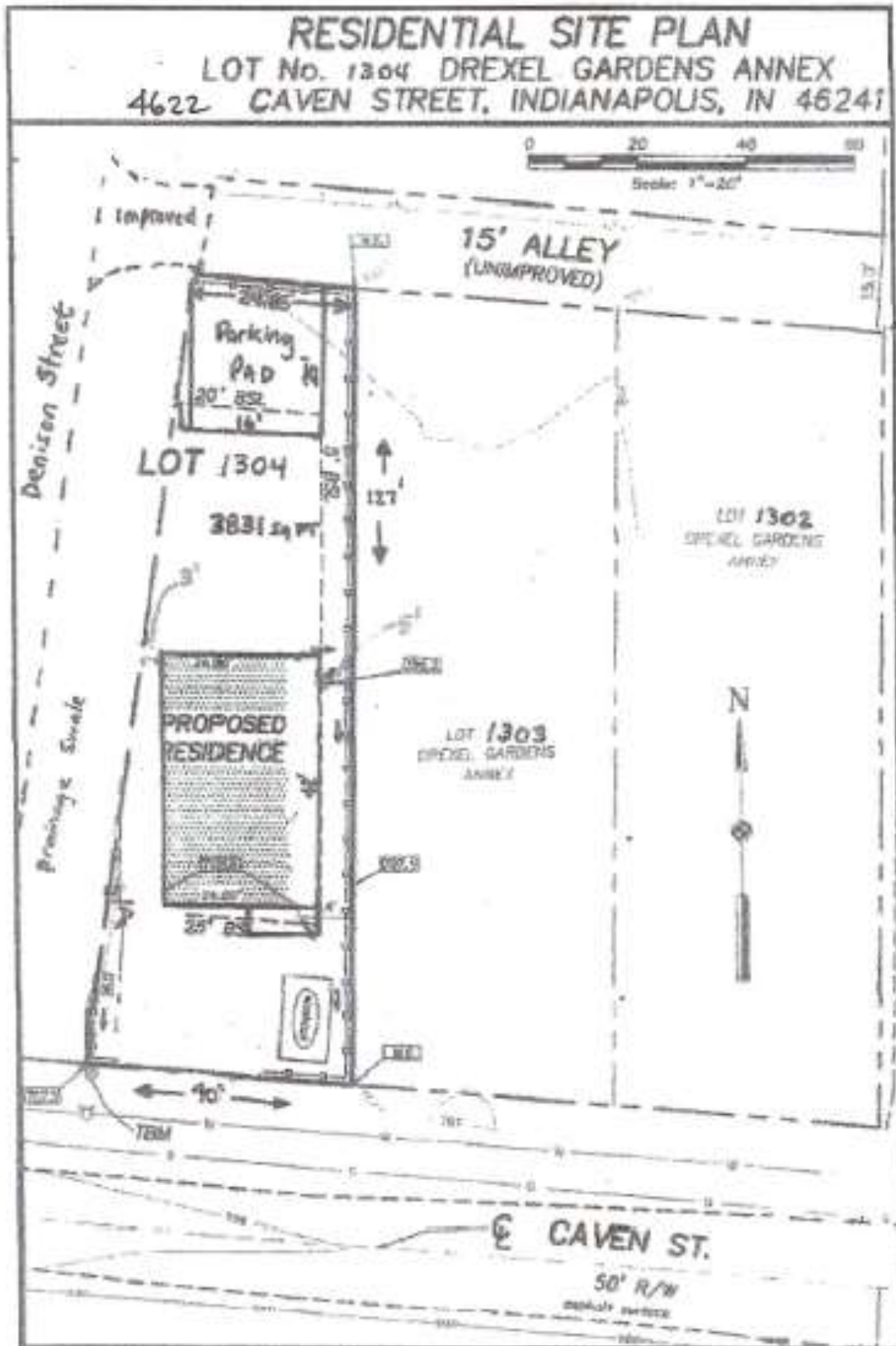
**2023-DV1-020; Site Plan Housing Type "D"**











\*address TBD - this is parcel # 1304

## **House Type “A” – The Chestnut**

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*Petitioner requests variance from the following “Walkable Development” standards:*

1. Allow front loaded garages in excess of 30% of front building façade.





## **House Type “B” – The Aspen**

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*Petitioner requests variance from the following “Walkable Development” standards:*

1. Allow front loaded garages in excess of 30% of front building façade.
2. Allow OH door placement closer to street than entry door.



## **House Type “C” – The Sycamore**

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*Petitioner requests variance from the following “Walkable Development” standards:*

1. Allow front loaded garages in excess of 30% of front building façade.
2. Allow OH door placement closer to street than entry door.





## **House Type “D” – The Alder**

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*Petitioner requests variance from the following “Walkable Development” standards:*

1. Allow front loaded garages in excess of 30% of front building façade.



## **House Type “E” – The Sequoia**

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*Petitioner requests:*

- 1. to allow 1 residential structure with a side yard of 3 feet at 4622 Caven (Lot 1304)*





**2023-DV1-020; Photographs**



Photo of the Subject Property: **4506 West Caven Street**



Photo of the Subject Property: **4510 West Caven Street**



Photo of the single-family dwelling east of 4506 West Caven Street.





Photo of the single-family dwelling east of 4505 West Caven Street.



Photo of the Subject Property: **4505 West Caven Street**



Photo of the Subject Property: **4509 West Caven Street**





Photo of the Subject Property: **4622 West Caven Street**



Photo of the Subject Property: **4622 West Caven Street**



Photo of the single-family dwellings east of 4622 West Caven Street.





Photo of the Subject Property: **4625 West Caven Street**



Photo of the Subject Property: **4621 West Caven Street**



Photo of the Subject Property: **4617 West Caven Street**





Photo of the Subject Property: **4613 West Caven Street**



Photo of the Subject Property: **4609 West Caven Street**



Photo of the Subject Property: **4605 West Caven Street (undeveloped site)** and adjacent dwelling.





Undeveloped alley south of subject sites 4605 through 4625 Caven Street.



Undeveloped alley south of subject sites 4505 and 4509 Caven Street.





Undeveloped alley north of 4506 and 4510 Caven Street.



Undeveloped alley north of 4622 Caven Street.