

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-DV1-047
Address: 409 East Morris Street (approximate address)
Location: Center Township, Council District #16
Zoning: D-5
Petitioner: Build Indy LLC, by John Cross
Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 39-foot-wide lot, a zero-foot western side yard setback (40-foot lot width required) and provide for a three-story addition (not permitted) resulting in a 4.2-foot eastern side yard setback and a 19.4-foot rear setback and a walking path with a one-foot eastern side setback (five-foot side setbacks, 20-foot rear setback required).

ADDENDUM FOR FEBRUARY 7, 2023

This petition was continued from the January 3, 2023 hearing to the February 7, 2023 hearing of Division I, in order for amended plans to be submitted by the petitioner. These plans were submitted on January 3, 2023, and are provided further below in this report. These plans reduced the height of the addition from three stories to 2.5-stories. This amendment will need to be acknowledged by the Board. Given this change, Staff **recommends approval** of the request, as amended.

ADDENDUM FOR JANUARY 3, 2023

This petition was continued from the December 6, 2022, hearing to the January 3, 2023 hearing of Division I in order for an amended site plan to be submitted for review. As of publication, Staff has not received such a plan. Therefore, Staff continues to **recommend denial** of the request.

ADDENDUM FOR DECEMBER 6, 2022

Staff was informed by the petitioner that this petition would be amended. However, no new information has been added to the file.

Staff **continues to recommend denial** of these requests.

ADDENDUM FOR NOVEMBER 1, 2022

This petition was continued from the November 1, 2022, hearing of Division I, to the December 6, 2022, hearing of Division I, due to lack of quorum.

ADDENDUM FOR OCTOBER 4, 2022

This petition was continued from the October 4, 2022, hearing of Division I to the November 1, 2022, hearing of Division I, at the request of the petitioner. No new information has been added to the file.

(Continued)

STAFF REPORT 2022-DV1-047 (Continued)

October 4, 2022

RECOMMENDATIONS

Staff **recommends denial** 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	Single-family dwelling
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SURROUNDING ZONING AND LAND USE

North	C-3	Eating Establishment
South	D-5	Single-family dwelling
East	D-5	Vacant lot
West	D-5	Single-family dwelling

LAND USE PLAN

The Marion County Land Use Plan (2019) recommends Traditional Neighborhood development.

- ◇ The subject site is 0.10 acre (4,356 square feet) located in the J H Vajen's Subdivision in the Near Southside neighborhood. The subject site currently has an existing dwelling. The surrounding neighborhood consists of single-family dwellings to the west, east and south and to the north is a commercial eating establishment.
- ◇ The subject site is zoned D-5 (Dwelling District Five). 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.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The request would legally establish a 39-foot-wide lot, a zero-foot western side yard setback and provide for a three-story addition resulting in a 4.2-foot eastern side yard setback and a 19.4-foot rear setback and a walking path with a one-foot eastern side setback. Under Table 742.103.03, the subject site would be categorized as a *Detached House – Small Lot*. The Detached House – Small Lot category requires a lot width of 40 feet and a lot area of 5,000 square feet. The existing lot has a lot width of 39 feet and a lot area of 4,356 square feet, which is slightly deficient for the D-5 district.

(Continued)

STAFF REPORT 2022-DV1-047 (Continued)

- ◇ Additionally, under the Detached House – Small Lot category, the required side yard setback would be five feet. The required rear setback would be 20 feet. The proposed rear setback would be 19.4 feet. The existing western setback is zero feet, and the proposed eastern side yard setback would be 4.2 feet, with a walking path with a one-foot setback. Table 744-204-1 states for minor residential features (walking path) that is less than 18 inches above grade level, should be no closer than 2 feet to any side lot line. The proposed walking path would be one foot from the eastern side lot line.

Staff is opposed to the requests, where the proposed setbacks are a slight deviation from the Ordinance requirements, displaying a lack of practical difficulty (not meeting Finding #3). The required setbacks for the eastern side setback and rear yard could be met if the site plan were reconfigured by making the addition marginally smaller. Staff is not opposed to legally establishing the existing western zero-foot setback.

- ◇ Table 742.103.03 limits the height of structures to a maximum of 35 feet and 2 ½ stories. The proposed addition would be three stories. The Infill Housing Guidelines stipulates recommendations for building height, including:

1. Consider the shortest and tallest buildings on the block when planning height,
2. Avoid significant jumps in height, and
3. When adding to an existing House, minimize significant increases in height.

These Aesthetic Considerations listed in the Infill Housing Guidelines recommend using the neighborhood context and street types to guide appropriate massing. Local streets, like Morris Street, are appropriate for smaller massing, which would not support the variance for a third story addition. The surrounding neighborhood consists of dwellings that range from two to 2 ½ stories, with pitched roofs.

- ◇ The Comprehensive Plan recommendation for the subject site is *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.
- ◇ Staff is not supportive of these requests, where they are a self-imposed practical difficulty.

GENERAL INFORMATION

THOROUGHFARE PLAN

Morris Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a street local street, with a 84-foot existing right-of-way and a 48-foot proposed right-of-way.

(Continued)

STAFF REPORT 2022-DV1-047 (Continued)

SITE PLAN	File-dated August 19, 2022.
ELEVATIONS	File-dated August 19, 2022.
FINDINGS OF FACT	File-dated August 19, 2022.

ZONING HISTORY – SITE

EXISTING VIOLATIONS: None.
PREVIOUS CASES: None.

ZONING HISTORY – VICINITY

2019-DV2-009; 421 East Morris Street, requested a Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a single-family dwelling with a 10-foot front setback, two-foot side setbacks and a two-foot separation from a primary dwelling, creating 51% open space, **approved**.

2018-HOV-088; 422 East Sanders Street, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and detached garage, with six feet between primary dwellings, a 17-foot front setback and an open space of 58%, **granted**.

2018-HOV-089; 423 East Morris Street, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage, creating an open space of 53%, **granted**.

2017-DV3-025; 429 East Morris Street, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of a four-unit dwelling into two units, on a 3,141-square foot lot with 30 feet of frontage, and to provide for a one-foot west side setback for the accessory garage and to legally establish a three-foot front setback required; clear sight triangle of the abutting street and alley, and to provide for an open space of 29%, **granted**.

2017-HOV-021; 346 Sanders Street, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage, creating an open space of 49%; **granted**.

2016-DV3-027; 325 Sanders Street, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling, with six feet between primary building, and with a 12-foot front setback; **granted**.

(Continued)

STAFF REPORT 2022-DV1-047 (Continued)

2011-CZN-828 / 2011-CVR-828; 436 Sanders Street, requested the rezoning of 0.1 acre from the C-5 District to the D-8 classification to provide for multi-family uses and a variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a four-unit multifamily building with a 2.7-foot west side yard, with a zero-foot setback along East Street, with a three-foot encroachment into the right-of-way of Sanders Street, with zero parking spaces, and being within the clear sight triangles of East and Sanders Street; **granted and approved.**

2002-UV1-032; 403 East Morris Street, requested a variance of use of the Dwelling Districts Zoning Ordinance to legally establish a two-unit dwelling; **granted.**

96-Z-113; 382 East Morris Street, 1104 South East Street, requested the rezoning of 2.148 acres from D-5 and D-8 to C-3 to provide for a restaurant, gasoline station, check cashing and video store; **approved.**

GLH

2022-DV1-047; Aerial Map



(Continued)



MORRIS RENOVATION

409 EAST MORRIS ST
INDIANAPOLIS, IN 46225



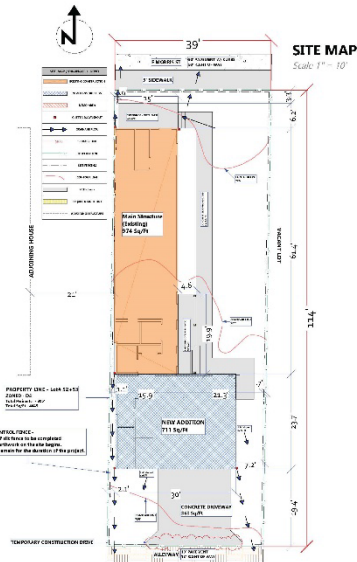
SQUARE FOOTAGE TABLE

STRUCTURAL FOOTPRINT

[illegible]

TOTAL SITE SQUARE FOOTAGE
HARDENED SURFACE: 17,000 sq. ft.

40% (90% Open Space) / Coating 20% (90% Open Space)



NOTES - PROPERTY IS PREDOMINATELY LEVEL (±1')

DRAINAGE NOTES
Repeats in window

Property is predominately level W/ $\pm 1'$ elevation change throughout the property
New structure will be back-filled to create positive drainage
Entirety of site to be graded to promote positive drainage as shown
Temporary construction drive to be established in the South of property (See drainage map)
Concrete wash-out basin to be provided onsite during all flatwork / foundation installation

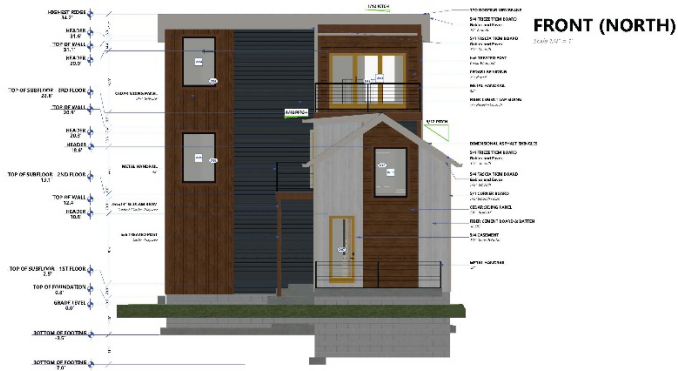
LAYOUT NOTES
All measurements in feet

All exterior dimensions are to 7/16" OSB sheathing to Property Line / Setback Line
All interior dimensions are to wall framing
All opening dimensions are to rough opening or center line
All exterior / interior walls are framed using 2x4 or 2x6 dimensions. Lumber at 16" OC unless otherwise noted

(Continued)

2022-DV1-047; Elevations

A - 5 **ELEVATIONS A**

[illegible]

LEFT (EAST)



A - 6 ELEVATIONS B

BACK (SOUTH)



BOOK SCHEDULE									
BOOK #	BOOK TITLE	REF #	DATE	BY	REMARKS	STATUS	REMARKS	DATE	BY
1001	THE GREAT GATSBY	1001	10/15/10	1001	10/15/10	1001	1001	1001	1001
1002	THE GREAT GATSBY	1002	10/15/10	1002	10/15/10	1002	1002	1002	1002
1003	THE GREAT GATSBY	1003	10/15/10	1003	10/15/10	1003	1003	1003	1003
1004	THE GREAT GATSBY	1004	10/15/10	1004	10/15/10	1004	1004	1004	1004
1005	THE GREAT GATSBY	1005	10/15/10	1005	10/15/10	1005	1005	1005	1005
1006	THE GREAT GATSBY	1006	10/15/10	1006	10/15/10	1006	1006	1006	1006
1007	THE GREAT GATSBY	1007	10/15/10	1007	10/15/10	1007	1007	1007	1007
1008	THE GREAT GATSBY	1008	10/15/10	1008	10/15/10	1008	1008	1008	1008
1009	THE GREAT GATSBY	1009	10/15/10	1009	10/15/10	1009	1009	1009	1009
1010	THE GREAT GATSBY	1010	10/15/10	1010	10/15/10	1010	1010	1010	1010
1011	THE GREAT GATSBY	1011	10/15/10	1011	10/15/10	1011	1011	1011	1011
1012	THE GREAT GATSBY	1012	10/15/10	1012	10/15/10	1012	1012	1012	1012
1013	THE GREAT GATSBY	1013	10/15/10	1013	10/15/10	1013	1013	1013	1013
1014	THE GREAT GATSBY	1014	10/15/10	1014	10/15/10	1014	1014	1014	1014
1015	THE GREAT GATSBY	1015	10/15/10	1015	10/15/10	1015	1015	1015	1015
1016	THE GREAT GATSBY	1016	10/15/10	1016	10/15/10	1016	1016	1016	1016
1017	THE GREAT GATSBY	1017	10/15/10	1017	10/15/10	1017	1017	1017	1017
1018	THE GREAT GATSBY	1018	10/15/10	1018	10/15/10	1018	1018	1018	1018
1019	THE GREAT GATSBY	1019	10/15/10	1019	10/15/10	1019	1019	1019	1019
1020	THE GREAT GATSBY	1020	10/15/10	1020	10/15/10	1020	1020	1020	1020
1021	THE GREAT GATSBY	1021	10/15/10	1021	10/15/10	1021	1021	1021	1021
1022	THE GREAT GATSBY	1022	10/15/10	1022	10/15/10	1022	1022	1022	1022
1023	THE GREAT GATSBY	1023	10/15/10	1023	10/15/10	1023	1023	1023	1023
1024	THE GREAT GATSBY	1024	10/15/10	1024	10/15/10	1024	1024	1024	1024
1025	THE GREAT GATSBY	1025	10/15/10	1025	10/15/10	1025	1025	1025	1025
1026	THE GREAT GATSBY	1026	10/15/10	1026	10/15/10	1026	1026	1026	1026
1027	THE GREAT GATSBY	1027	10/15/10	1027	10/15/10	1027	1027	1027	1027
1028	THE GREAT GATSBY	1028	10/15/10	1028	10/15/10	1028	1028	1028	1028
1029	THE GREAT GATSBY	1029	10/15/10	1029	10/15/10	1029	1029	1029	1029
1030	THE GREAT GATSBY	1030	10/15/10	1030	10/15/10	1030	1030	1030	1030
1031	THE GREAT GATSBY	1031	10/15/10	1031	10/15/10	1031	1031	1031	1031
1032	THE GREAT GATSBY	1032	10/15/10	1032	10/15/10	1032	1032	1032	1032
1033	THE GREAT GATSBY	1033	10/15/10	1033	10/15/10	1033	1033	1033	1033
1034	THE GREAT GATSBY	1034	10/15/10	1034	10/15/10	1034	1034	1034	1034

RIGHT (WEST)



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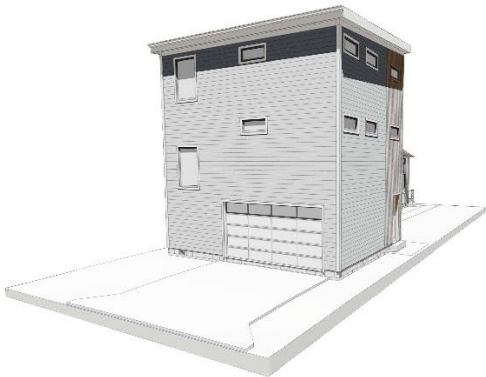
A - 7 PERSPECTIVES



FRONT / RIGHT
Scale: 1/8" = 1'-0"



FRONT / LEFT
Scale: 1/8" = 1'-0"



BACK / LEFT
Scale: 1/8" = 1'-0"



BACK / RIGHT
Scale: 1/8" = 1'-0"

2022-DV1-047; Elevations

PERSPECTIVES

DESIGNED BY ALUMINUM
FURNITURE, 1000 N. 10TH

ARTIST/ARCHITECT/DESIGNER
ALUMINUM, 1000 N. 10TH



DATE
2022

SCALE
1/8" = 1'-0"

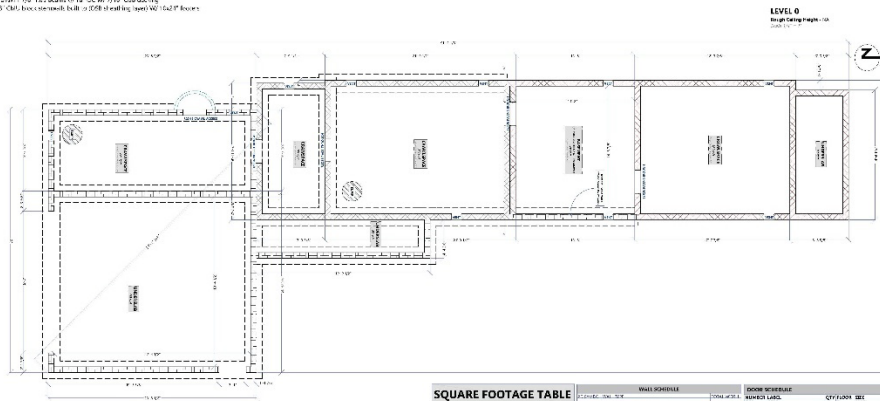
A - 7

2022-DV1-047; Elevations
Aug 18, 2022
Sheet of 10

2022-DV1-047; Floor Plans

A - 1 LEVEL 0

LAYOUT NOTES

[illegible]

LEVEL 0
Straight Ceiling Height = 0
Straight Ceiling = 0

[illegible]

Verapamil Discontinued
July 18 2022
Reason for leaving

© 2004 Blackwell Publishing Ltd
Journal of Internal Medicine 255: 103–110

LEVEL 0

THE MORRIS ST. ADDITION
422 East Morris St. #6
Techniques, Inc. has been selected

ARTISAN RENOVATIONS
ALL BRICKS & MORE
800-338-2629 • WWW.ARTISANRENOVATIONS.COM

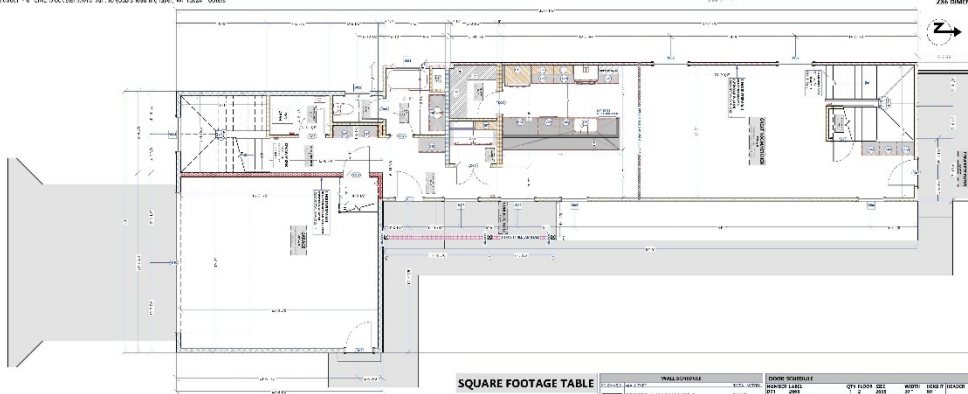
DATE
JAN 20 1962

SCALE

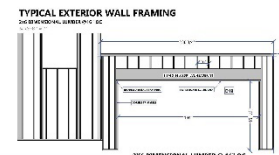
A - 1

A - 2 LEVEL 1

LAYOUT NOTES

[illegible]

LEVEL 1
 HOW TO GET FROM HERE TO THERE



TYPICAL EXTERIOR WALL FRAMING

SQUARE FOOTAGE TABLE				WALL SCHEDULE				DOOR SCHEDULE				WINDOW SCHEDULE			
STRUCTURAL FOOTPRINT	1	10' x 12'	120.00	1	10' x 12'	120.00	1	10' x 12'	120.00	1	10' x 12'	120.00	1	10' x 12'	120.00
	2	12' x 14'	168.00	2	12' x 14'	168.00	2	12' x 14'	168.00	2	12' x 14'	168.00	2	12' x 14'	168.00
	3	14' x 16'	224.00	3	14' x 16'	224.00	3	14' x 16'	224.00	3	14' x 16'	224.00	3	14' x 16'	224.00
	4	16' x 18'	288.00	4	16' x 18'	288.00	4	16' x 18'	288.00	4	16' x 18'	288.00	4	16' x 18'	288.00
	5	18' x 20'	360.00	5	18' x 20'	360.00	5	18' x 20'	360.00	5	18' x 20'	360.00	5	18' x 20'	360.00
	6	20' x 22'	440.00	6	20' x 22'	440.00	6	20' x 22'	440.00	6	20' x 22'	440.00	6	20' x 22'	440.00
	7	22' x 24'	528.00	7	22' x 24'	528.00	7	22' x 24'	528.00	7	22' x 24'	528.00	7	22' x 24'	528.00
	8	24' x 26'	624.00	8	24' x 26'	624.00	8	24' x 26'	624.00	8	24' x 26'	624.00	8	24' x 26'	624.00
	9	26' x 28'	728.00	9	26' x 28'	728.00	9	26' x 28'	728.00	9	26' x 28'	728.00	9	26' x 28'	728.00
	10	28' x 30'	840.00	10	28' x 30'	840.00	10	28' x 30'	840.00	10	28' x 30'	840.00	10	28' x 30'	840.00
FINISH FLOOR	1	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td> <td>1<td>10' x 12'</td><td>120.00</td><td>1<td>10' x 12'</td><td>120.00</td><td>1<td>10' x 12'</td><td>120.00</td></td></td></td>	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td> <td>1<td>10' x 12'</td><td>120.00</td><td>1<td>10' x 12'</td><td>120.00</td></td></td>	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td> <td>1<td>10' x 12'</td><td>120.00</td></td>	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td>	10' x 12'	120.00
	2	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td> <td>2<td>12' x 14'</td><td>168.00</td><td>2<td>12' x 14'</td><td>168.00</td><td>2<td>12' x 14'</td><td>168.00</td></td></td></td>	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td> <td>2<td>12' x 14'</td><td>168.00</td><td>2<td>12' x 14'</td><td>168.00</td></td></td>	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td> <td>2<td>12' x 14'</td><td>168.00</td></td>	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td>	12' x 14'	168.00
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	5	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td> <td>5<td>18' x 20'</td><td>360.00</td><td>5<td>18' x 20'</td><td>360.00</td><td>5<td>18' x 20'</td><td>360.00</td></td></td></td>	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td> <td>5<td>18' x 20'</td><td>360.00</td><td>5<td>18' x 20'</td><td>360.00</td></td></td>	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td> <td>5<td>18' x 20'</td><td>360.00</td></td>	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td>	18' x 20'	360.00
	6	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td> <td>6<td>20' x 22'</td><td>440.00</td><td>6<td>20' x 22'</td><td>440.00</td><td>6<td>20' x 22'</td><td>440.00</td></td></td></td>	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td> <td>6<td>20' x 22'</td><td>440.00</td><td>6<td>20' x 22'</td><td>440.00</td></td></td>	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td> <td>6<td>20' x 22'</td><td>440.00</td></td>	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td>	20' x 22'	440.00
	7	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td> <td>7<td>22' x 24'</td><td>528.00</td><td>7<td>22' x 24'</td><td>528.00</td><td>7<td>22' x 24'</td><td>528.00</td></td></td></td>	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td> <td>7<td>22' x 24'</td><td>528.00</td><td>7<td>22' x 24'</td><td>528.00</td></td></td>	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td> <td>7<td>22' x 24'</td><td>528.00</td></td>	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td>	22' x 24'	528.00
	8	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td> <td>8<td>24' x 26'</td><td>624.00</td><td>8<td>24' x 26'</td><td>624.00</td><td>8<td>24' x 26'</td><td>624.00</td></td></td></td>	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td> <td>8<td>24' x 26'</td><td>624.00</td><td>8<td>24' x 26'</td><td>624.00</td></td></td>	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td> <td>8<td>24' x 26'</td><td>624.00</td></td>	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td>	24' x 26'	624.00
	9	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td> <td>9<td>26' x 28'</td><td>728.00</td><td>9<td>26' x 28'</td><td>728.00</td><td>9<td>26' x 28'</td><td>728.00</td></td></td></td>	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td> <td>9<td>26' x 28'</td><td>728.00</td><td>9<td>26' x 28'</td><td>728.00</td></td></td>	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td> <td>9<td>26' x 28'</td><td>728.00</td></td>	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td>	26' x 28'	728.00
	10	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td> <td>10<td>28' x 30'</td><td>840.00</td><td>10<td>28' x 30'</td><td>840.00</td><td>10<td>28' x 30'</td><td>840.00</td></td></td></td>	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td> <td>10<td>28' x 30'</td><td>840.00</td><td>10<td>28' x 30'</td><td>840.00</td></td></td>	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td> <td>10<td>28' x 30'</td><td>840.00</td></td>	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td>	28' x 30'	840.00
FINISH CEILING	1	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td> <td>1<td>10' x 12'</td><td>120.00</td><td>1<td>10' x 12'</td><td>120.00</td><td>1<td>10' x 12'</td><td>120.00</td></td></td></td>	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td> <td>1<td>10' x 12'</td><td>120.00</td><td>1<td>10' x 12'</td><td>120.00</td></td></td>	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td> <td>1<td>10' x 12'</td><td>120.00</td></td>	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td>	10' x 12'	120.00
	2	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td> <td>2<td>12' x 14'</td><td>168.00</td><td>2<td>12' x 14'</td><td>168.00</td><td>2<td>12' x 14'</td><td>168.00</td></td></td></td>	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td> <td>2<td>12' x 14'</td><td>168.00</td><td>2<td>12' x 14'</td><td>168.00</td></td></td>	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td> <td>2<td>12' x 14'</td><td>168.00</td></td>	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td>	12' x 14'	168.00
	3	14' x 16'	224.00	3 <td>14' x 16'</td> <td>224.00</td> <td>3<td>14' x 16'</td><td>224.00</td><td>3<td>14' x 16'</td><td>224.00</td><td>3<td>14' x 16'</td><td>224.00</td></td></td></td>	14' x 16'	224.00	3 <td>14' x 16'</td> <td>224.00</td> <td>3<td>14' x 16'</td><td>224.00</td><td>3<td>14' x 16'</td><td>224.00</td></td></td>	14' x 16'	224.00	3 <td>14' x 16'</td> <td>224.00</td> <td>3<td>14' x 16'</td><td>224.00</td></td>	14' x 16'	224.00	3 <td>14' x 16'</td> <td>224.00</td>	14' x 16'	224.00
	4	16' x 18'	288.00	4 <td>16' x 18'</td> <td>288.00</td> <td>4<td>16' x 18'</td><td>288.00</td><td>4<td>16' x 18'</td><td>288.00</td><td>4<td>16' x 18'</td><td>288.00</td></td></td></td>	16' x 18'	288.00	4 <td>16' x 18'</td> <td>288.00</td> <td>4<td>16' x 18'</td><td>288.00</td><td>4<td>16' x 18'</td><td>288.00</td></td></td>	16' x 18'	288.00	4 <td>16' x 18'</td> <td>288.00</td> <td>4<td>16' x 18'</td><td>288.00</td></td>	16' x 18'	288.00	4 <td>16' x 18'</td> <td>288.00</td>	16' x 18'	288.00
	5	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td> <td>5<td>18' x 20'</td><td>360.00</td><td>5<td>18' x 20'</td><td>360.00</td><td>5<td>18' x 20'</td><td>360.00</td></td></td></td>	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td> <td>5<td>18' x 20'</td><td>360.00</td><td>5<td>18' x 20'</td><td>360.00</td></td></td>	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td> <td>5<td>18' x 20'</td><td>360.00</td></td>	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td>	18' x 20'	360.00
	6	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td> <td>6<td>20' x 22'</td><td>440.00</td><td>6<td>20' x 22'</td><td>440.00</td><td>6<td>20' x 22'</td><td>440.00</td></td></td></td>	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td> <td>6<td>20' x 22'</td><td>440.00</td><td>6<td>20' x 22'</td><td>440.00</td></td></td>	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td> <td>6<td>20' x 22'</td><td>440.00</td></td>	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td>	20' x 22'	440.00
	7	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td> <td>7<td>22' x 24'</td><td>528.00</td><td>7<td>22' x 24'</td><td>528.00</td><td>7<td>22' x 24'</td><td>528.00</td></td></td></td>	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td> <td>7<td>22' x 24'</td><td>528.00</td><td>7<td>22' x 24'</td><td>528.00</td></td></td>	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td> <td>7<td>22' x 24'</td><td>528.00</td></td>	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td>	22' x 24'	528.00
	8	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td> <td>8<td>24' x 26'</td><td>624.00</td><td>8<td>24' x 26'</td><td>624.00</td><td>8<td>24' x 26'</td><td>624.00</td></td></td></td>	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td> <td>8<td>24' x 26'</td><td>624.00</td><td>8<td>24' x 26'</td><td>624.00</td></td></td>	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td> <td>8<td>24' x 26'</td><td>624.00</td></td>	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td>	24' x 26'	624.00
	9	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td> <td>9<td>26' x 28'</td><td>728.00</td><td>9<td>26' x 28'</td><td>728.00</td><td>9<td>26' x 28'</td><td>728.00</td></td></td></td>	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td> <td>9<td>26' x 28'</td><td>728.00</td><td>9<td>26' x 28'</td><td>728.00</td></td></td>	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td> <td>9<td>26' x 28'</td><td>728.00</td></td>	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td>	26' x 28'	728.00
	10	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td> <td>10<td>28' x 30'</td><td>840.00</td><td>10<td>28' x 30'</td><td>840.00</td><td>10<td>28' x 30'</td><td>840.00</td></td></td></td>	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td> <td>10<td>28' x 30'</td><td>840.00</td><td>10<td>28' x 30'</td><td>840.00</td></td></td>	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td> <td>10<td>28' x 30'</td><td>840.00</td></td>	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td>	28' x 30'	840.00
FINISH EXTERIOR WALL	1	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td> <td>1<td>10' x 12'</td><td>120.00</td><td>1<td>10' x 12'</td><td>120.00</td><td>1<td>10' x 12'</td><td>120.00</td></td></td></td>	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td> <td>1<td>10' x 12'</td><td>120.00</td><td>1<td>10' x 12'</td><td>120.00</td></td></td>	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td> <td>1<td>10' x 12'</td><td>120.00</td></td>	10' x 12'	120.00	1 <td>10' x 12'</td> <td>120.00</td>	10' x 12'	120.00
	2	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td> <td>2<td>12' x 14'</td><td>168.00</td><td>2<td>12' x 14'</td><td>168.00</td><td>2<td>12' x 14'</td><td>168.00</td></td></td></td>	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td> <td>2<td>12' x 14'</td><td>168.00</td><td>2<td>12' x 14'</td><td>168.00</td></td></td>	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td> <td>2<td>12' x 14'</td><td>168.00</td></td>	12' x 14'	168.00	2 <td>12' x 14'</td> <td>168.00</td>	12' x 14'	168.00
	3	14' x 16'	224.00	3 <td>14' x 16'</td> <td>224.00</td> <td>3<td>14' x 16'</td><td>224.00</td><td>3<td>14' x 16'</td><td>224.00</td><td>3<td>14' x 16'</td><td>224.00</td></td></td></td>	14' x 16'	224.00	3 <td>14' x 16'</td> <td>224.00</td> <td>3<td>14' x 16'</td><td>224.00</td><td>3<td>14' x 16'</td><td>224.00</td></td></td>	14' x 16'	224.00	3 <td>14' x 16'</td> <td>224.00</td> <td>3<td>14' x 16'</td><td>224.00</td></td>	14' x 16'	224.00	3 <td>14' x 16'</td> <td>224.00</td>	14' x 16'	224.00
	4	16' x 18'	288.00	4 <td>16' x 18'</td> <td>288.00</td> <td>4<td>16' x 18'</td><td>288.00</td><td>4<td>16' x 18'</td><td>288.00</td><td>4<td>16' x 18'</td><td>288.00</td></td></td></td>	16' x 18'	288.00	4 <td>16' x 18'</td> <td>288.00</td> <td>4<td>16' x 18'</td><td>288.00</td><td>4<td>16' x 18'</td><td>288.00</td></td></td>	16' x 18'	288.00	4 <td>16' x 18'</td> <td>288.00</td> <td>4<td>16' x 18'</td><td>288.00</td></td>	16' x 18'	288.00	4 <td>16' x 18'</td> <td>288.00</td>	16' x 18'	288.00
	5	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td> <td>5<td>18' x 20'</td><td>360.00</td><td>5<td>18' x 20'</td><td>360.00</td><td>5<td>18' x 20'</td><td>360.00</td></td></td></td>	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td> <td>5<td>18' x 20'</td><td>360.00</td><td>5<td>18' x 20'</td><td>360.00</td></td></td>	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td> <td>5<td>18' x 20'</td><td>360.00</td></td>	18' x 20'	360.00	5 <td>18' x 20'</td> <td>360.00</td>	18' x 20'	360.00
	6	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td> <td>6<td>20' x 22'</td><td>440.00</td><td>6<td>20' x 22'</td><td>440.00</td><td>6<td>20' x 22'</td><td>440.00</td></td></td></td>	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td> <td>6<td>20' x 22'</td><td>440.00</td><td>6<td>20' x 22'</td><td>440.00</td></td></td>	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td> <td>6<td>20' x 22'</td><td>440.00</td></td>	20' x 22'	440.00	6 <td>20' x 22'</td> <td>440.00</td>	20' x 22'	440.00
	7	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td> <td>7<td>22' x 24'</td><td>528.00</td><td>7<td>22' x 24'</td><td>528.00</td><td>7<td>22' x 24'</td><td>528.00</td></td></td></td>	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td> <td>7<td>22' x 24'</td><td>528.00</td><td>7<td>22' x 24'</td><td>528.00</td></td></td>	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td> <td>7<td>22' x 24'</td><td>528.00</td></td>	22' x 24'	528.00	7 <td>22' x 24'</td> <td>528.00</td>	22' x 24'	528.00
	8	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td> <td>8<td>24' x 26'</td><td>624.00</td><td>8<td>24' x 26'</td><td>624.00</td><td>8<td>24' x 26'</td><td>624.00</td></td></td></td>	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td> <td>8<td>24' x 26'</td><td>624.00</td><td>8<td>24' x 26'</td><td>624.00</td></td></td>	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td> <td>8<td>24' x 26'</td><td>624.00</td></td>	24' x 26'	624.00	8 <td>24' x 26'</td> <td>624.00</td>	24' x 26'	624.00
	9	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td> <td>9<td>26' x 28'</td><td>728.00</td><td>9<td>26' x 28'</td><td>728.00</td><td>9<td>26' x 28'</td><td>728.00</td></td></td></td>	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td> <td>9<td>26' x 28'</td><td>728.00</td><td>9<td>26' x 28'</td><td>728.00</td></td></td>	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td> <td>9<td>26' x 28'</td><td>728.00</td></td>	26' x 28'	728.00	9 <td>26' x 28'</td> <td>728.00</td>	26' x 28'	728.00
	10	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td> <td>10<td>28' x 30'</td><td>840.00</td><td>10<td>28' x 30'</td><td>840.00</td><td>10<td>28' x 30'</td><td>840.00</td></td></td></td>	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td> <td>10<td>28' x 30'</td><td>840.00</td><td>10<td>28' x 30'</td><td>840.00</td></td></td>	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td> <td>10<td>28' x 30'</td><td>840.00</td></td>	28' x 30'	840.00	10 <td>28' x 30'</td> <td>840.00</td>	28' x 30'	840.00
TOTAL SITE SQUARE FOOTAGE				TOTAL FINISH FLOOR AREA				TOTAL FINISH CEILING AREA				TOTAL FINISH EXTERIOR WALL AREA			
10,000.00				10,000.00				10,000.00				10,000.00			
10,000.00				10,000.00				10,000.00				10,000.00			
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LEVEL 1

Approved for Release
May 14, 2023
Division of Planning

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LEVEL 1

F. MORRIS ST. ADOLPH
138 Ferry St., N. Dover
Tel: 609-685-1171 • Fax: 609-685-2725



ARTISAN RENOVATIONS
 313-471-1111
 11771 27th Ave. N.W. #100, Seattle, WA 98149

DATE _____
BY _____
SCALE _____

A - 2

(Continued)

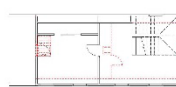
2022-DV1-047; Floor Plans

A - 3 **LEVEL 2**

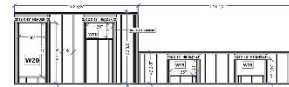
LAYOUT NOTES

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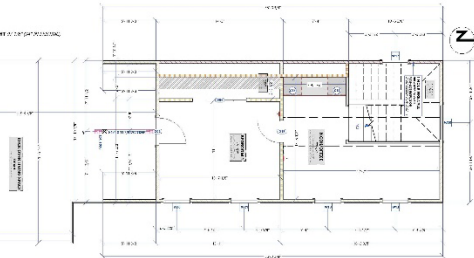
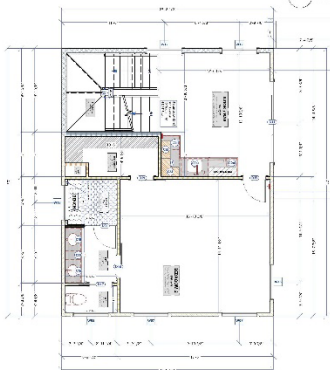
LEVEL 2
W/ AS - BUILT REFERENCE



TYPICAL EXTERIOR WALL FRAMING



LEVEL 2
ROUGH CEILING HEIGHT OF 2.0' (4' 0" MINUS 2' 0")
Slope 0.5' = 1'



SQUARE FOOTAGE TABLE

STRUCTURAL FOOTPRINT

[illegible]

TOTAL SITE SQUARE FOOTAGE

4th GEN. Open Speed / Editing 25% FASTER - Open Speed

[illegible]

A - 4 **LEVEL 3**

LAYOUT NOTES

[illegible]

TYPICAL EXTERIOR WALL FRAMING



LEVEL 3



SQUARE FOOTAGE TABLE

STRUCTURAL FOOTPRINT
TOS-STRUCTURAL FOOTPRINT: New Structure - YES

[illegible]

TOTAL SITE SQUARE FOOTAGE
TOTAL PROJECT SQUARE FOOTAGE

[illegible][illegible]

Petition Number _____

**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 lot width variance is necessary to remodel the existing structure and construct a new rear addition on the deficiently sized lot. The variance for west side yard will legally establish the existing 0' side yard setback. The other variances are minimal deviations and would not be inconsistent with the area given the small-lot size.

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 lot width variance is necessary to remodel the existing structure and construct a new rear addition on the deficiently sized lot. The variance for west side yard will legally establish the existing 0' side yard setback. The other variances are minimal deviations and would not be inconsistent with the area given the small-lot size.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

variance to legally establish the 0' west side yard setback and front setback are necessary to remodel the existing structures and remaining variances are necessary given the practical difficulty presented by the small size of the lot.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

2022-DV1-047; Photographs



Photo of subject site: 409 East Morris Street



Photo looking west on Morris Street and surrounding neighborhood.

(Continued)

2022-DV1-047; Photographs



Photo looking east on Morris Street.



Photo looking north of subject site, with eating establishment.
(Continued)

2022-DV1-047; Photographs



Photo looking west on Morris Street.



Photo looking east on Morris Street.

(Continued)

2022-DV1-047; Photographs



Photo of rear yard and east lot line.