

Case # 2011-COA-139 (ONS) 2011-VHP-008	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JUNE 1, 2011
1512 N Alabama St OLD NORTHSIDE		New Case
Applicant: BRUCE TORRANCE mailing address: 9608 Copley Indianapolis, IN 46290		
Owner: same mailing address:		Center Township Council District: 22 Jackie Nytes
COMBINED CASES		
IHPC: 2011-COA-139 (ONS)	For construction of a four-car detached garage and a variance.	
BZA Variance: 2011-VHP-008	Variance of Development Standards to allow less open space then required in the D-8 Zoning Ordinance (55%).	
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background

The house was built in 1893 as a double, but was later converted to multi-family with many units. It was vacant and abandoned for many years, until it bought and restored last year by Mr. Torrance, who reduced it to has since been converted to four units. The house was restored last year and All that remains to be done is construction of a garage. The applicant is proposing a four-car garage so one enclosed space can be provided for each rental unit. Since the lot has little open space, a variance to allow less open space then required is being requested.

Design of New Garage

The applicant is proposing to use smooth wood lap siding, steel overhead garage doors, and a 4/12 hipped roof. The garage design is simple but compatible with the house in design. The low roof helps to reduce the massing of this four-car garage. The garage will have one demising wall in the middle (not shown on the plan).

Site Plan

This site has a 13 foot wide alley along the north side of the lot that is only accessible from Alabama Street. There is a parking lot and a vacated alley within that parking lot behind the rear of the property. Access to this site is limited. Therefore, the applicant is showing the garage perpendicular to the house. Due to the vacated alley at the rear, and the location of an electrical box at the north property line, maneuvering into and out of the garage is best accomplished by situating the garage as is shown on the site plan. Staff believes that this is appropriate given the tight constraints.

Variance Request

The applicant is asking to vary from the required 55% open space on the lot. With the proposed garage, the applicant can provide approximately 52% open space. The house by itself consumes roughly 34% of the site. It would be difficult to provide a four-car garage that is smaller than the proposed 22x48 structure. Each bay has a 9 foot wide garage door which is just wide enough for one car. And, there is approximately 2.5 feet between each door. Furthermore, you would have to decrease the footprint of the garage by 215 sf to meet the 55% open space, which would be equivalent to loosing a garage space. Staff does not believe that the

open space is problematic, particularly since the creation of off street parking alleviates a more significant problem.

ONS Preservation Plan

The plan does not address the issue of open space, but it does make recommendations for new construction. The plan states: “The building materials which are exposed to public view should harmonize with the traditional materials, use, colors, textures, proportions, and combinations of materials original to the ONS. The physical composition of the materials may be different from that of the historic materials but a complementary appearance should be sought.” Staff believes the design of the structure meets these guidelines.

STAFF RECOMMENDED MOTIONS

2011-COA-139 (ONS):

To approve a Certificate of Appropriateness for construction of a detached 4-car garage (22x48) and variances as per submitted documentation and subject to the following stipulations:

- 1. Final construction drawings shall be approved by staff prior to commencement of work.**

Approved: _____ Date: _____

- 2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved: _____ Date: _____***
- 3. Construction site must be field-staked, with no offsets, and reviewed by IHPC staff prior to commencement of work. *Approved: _____ Date: _____***
- 4. Trim and siding materials must be wood or cement-fiber board and must have a smooth texture, free of major imperfections. No rough-sawn finishes or artificial wood grain patterns are permitted.**
- 5. Garage shall be primed and painted to match house.**
- 6. Work on exterior details must not commence prior to approval by IHPC staff of each, including exterior lighting, doors and windows. *Approved: _____ Date: _____***
- 7. Any change to the design or scope of work must be approved by IHPC staff prior to commencement of work.**

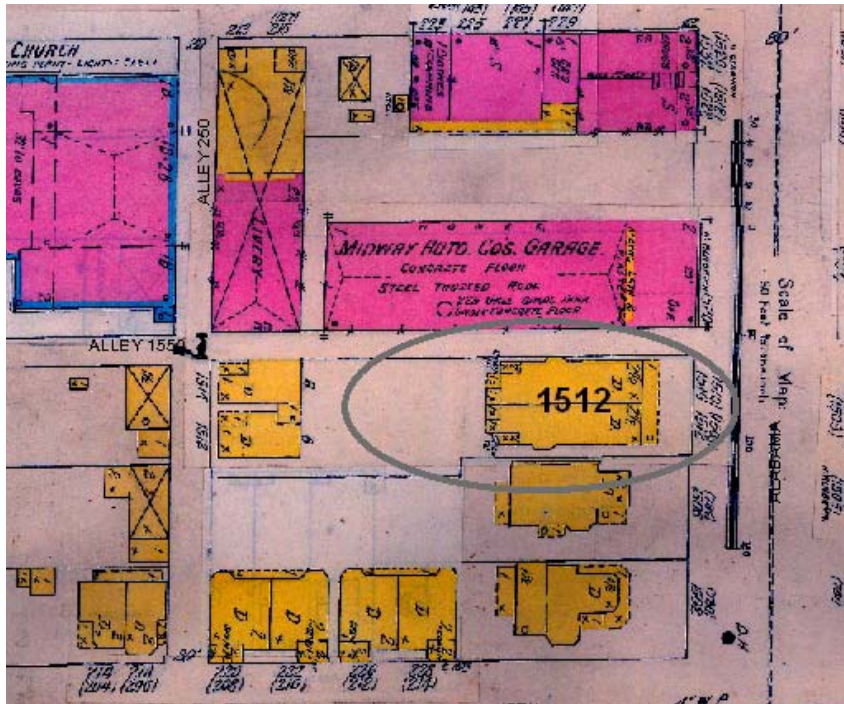
NOTE: Stipulations 1, 2, and 3 must be completed prior to the issuance of any building permits.

VARIANCE PETITION #2011-VHP-008:

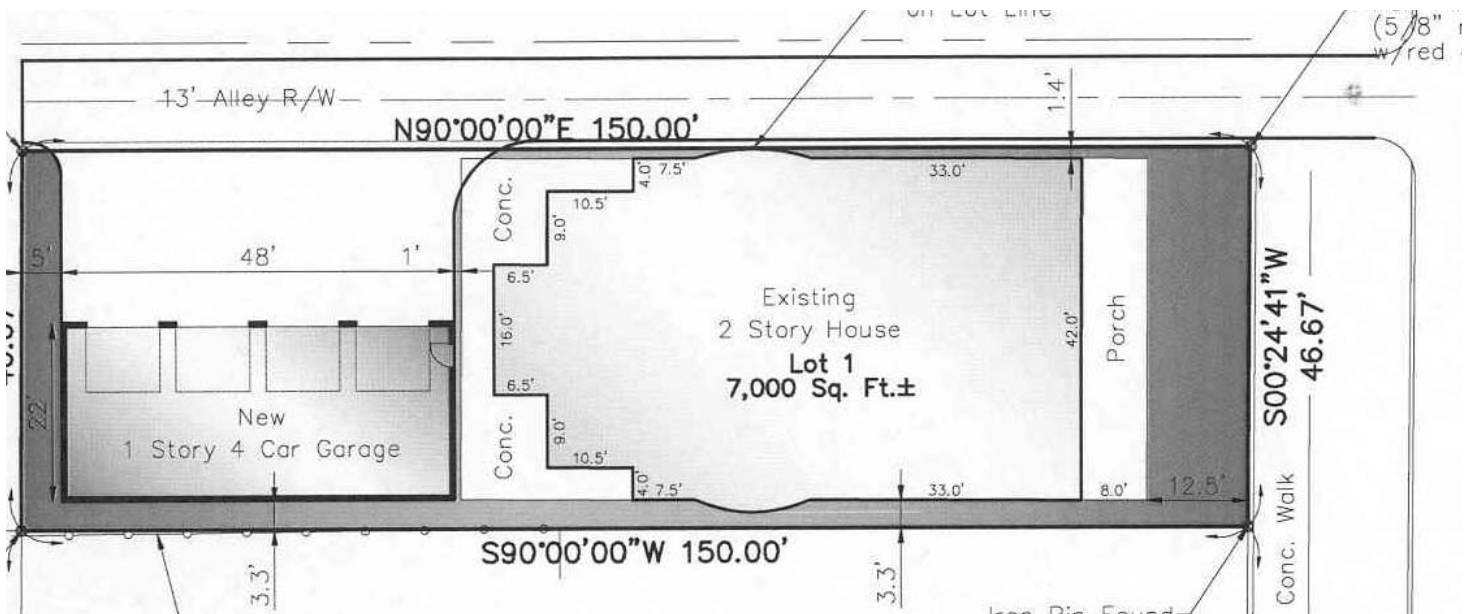
To approve a Variance of Development Standards 52% open space when 55% open space is required in the D-8 Zoning Ordinance.

Staff Reviewer: Meg Purnsley





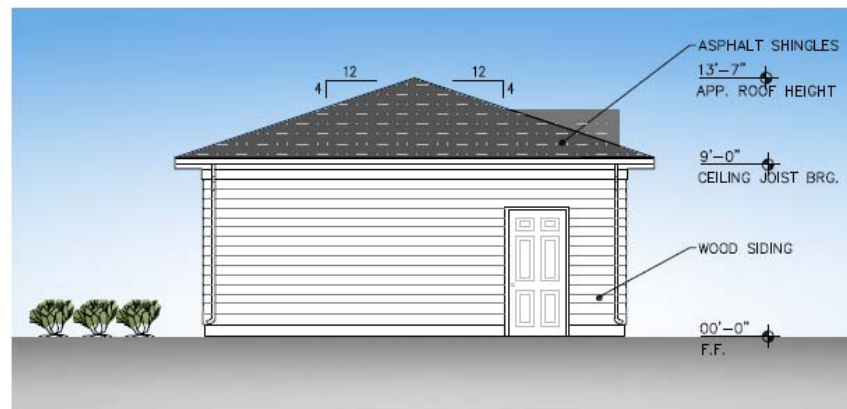
Above: 1898 Sanborn Map (no garage was ever on the site)



Proposed Site Plan



NORTH ELEVATION



EAST ELEVATION

PROPOSED 1 STORY 4 CAR GARAGE
1512 N. ALABAMA STREET
INDIANAPOLIS, INDIANA

WEST AND SOUTH ELEVATIONS ARE NOT SHOWN. THEY WILL MATCH THE EAST AND NORTH ELEVATIONS, BUT WITHOUT NO OPENINGS.



Above: Rear of House Below: Front of House



Findings of Fact Submitted by Applicant

Petition Number 2011-00A-139
2011-VHP-008

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division 1HPC
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 petition is for a garage in the back yard of the house. All construction will be done in accordance with both the Homeland security office codes and standards and Indianapolis Historic Preservation Commission.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The garage being constructed will add to the value of the petitioner, will reduce the amount of cars being parked in the street and will be constructed in a manner and of a quality that will help increase the overall appearance and value of the neighboring houses.

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 house occupies most of the lot. This would make the addition of a garage practicable impossibility. There would be no way to add any kind of a structure without a variance.

DECISION

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

Adopted this _____ day of _____, 20 ____
