

<b>Case #</b> <b>2011-COA-139 (ONS)</b> <b>2011-VHP-008</b>	<b>INDIANAPOLIS</b> <b>HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	<b>Hearing Date</b> <b>SEPT 7, 2011</b>
<b>1512 N Alabama St</b> <b>OLD NORTHSIDE</b>		Continued from: August 3, 2011 July 6, 2011 June 1, 2011
<b>Applicant: BRUCE TORRANCE</b> <b>mailing address: 9608 Copley</b> <b>Indianapolis, IN 46290</b>		Center Township Council District: 22 Jackie Nytes
<b>Owner: same</b> <b>mailing address:</b>		
<b>EXPEDITED COMBINED CASES</b>		
<b>IHPC: 2011-COA-139 (ONS)</b>	For construction of a four-car detached garage and a variance.	
<b>BZA Variance: 2011-VHP-008</b>	Variance of Development Standards to allow less open space then required in the D-8 Zoning Ordinance (55%).	
<b>STAFF RECOMMENDATION: Approval</b>		

<b>STAFF COMMENTS</b>
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**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 garage design is simple but compatible with the house. Proposed materials include smooth wood lap siding, steel overhead garage doors, and a 4/12 hipped roof. The visual discrepancy between the higher roof pitch of the house and lower roof pitch of the garage will not be seen from any street. The lower pitch on the garage will reduce the visual mass of the garage, which must sit so close to the house on such a small rear yard. 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 request is to reduce the required 55% open space on the lot to 52% in order to accommodate the new garage. 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 losing 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, stating: “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: \_\_\_\_\_***

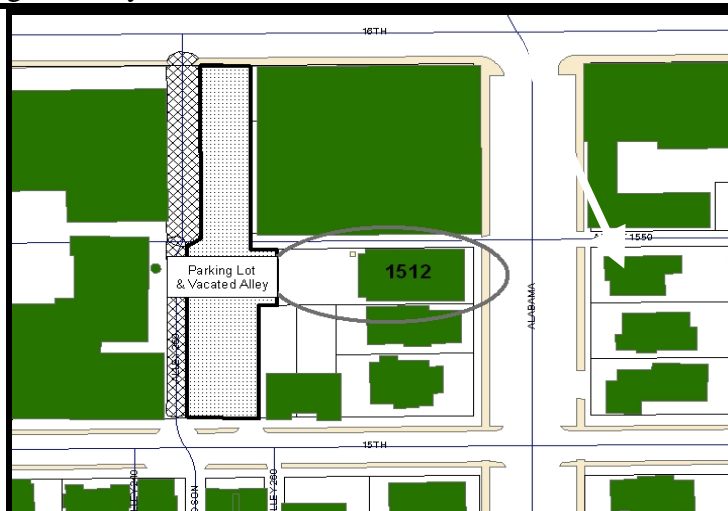
**7. Any change to the design or scope of work must be approved by IHPC staff prior to commencement of work.**

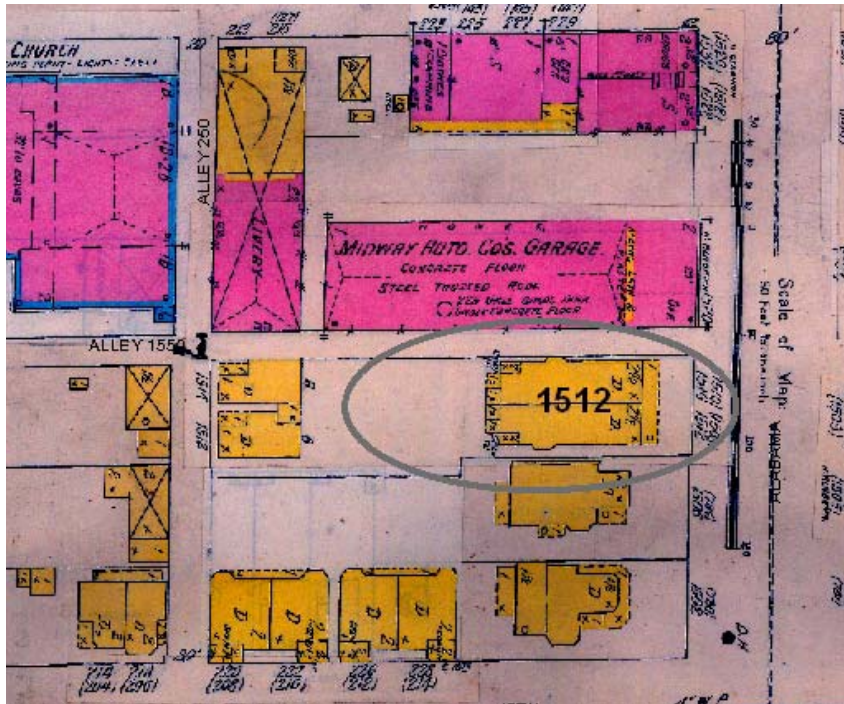
**NOTE: Stipulations 1, 2, and 3 must be completed prior to the issuance of any building permits.**

### **VARIANCE PETITION #2011-VHP-008:**

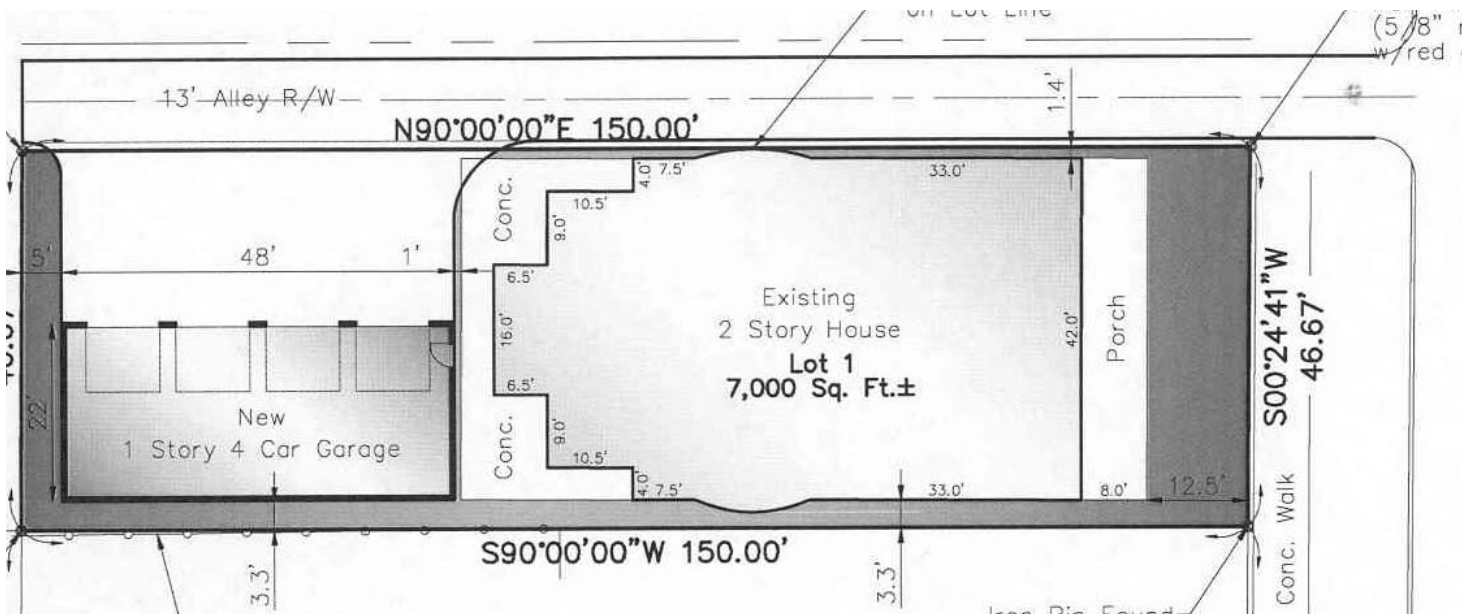
**To approve a Variance of Development Standards 52% open space when 55% open space is required in the D-8 Zoning Ordinance.**

**Staff Reviewer:** Meg Purnsley





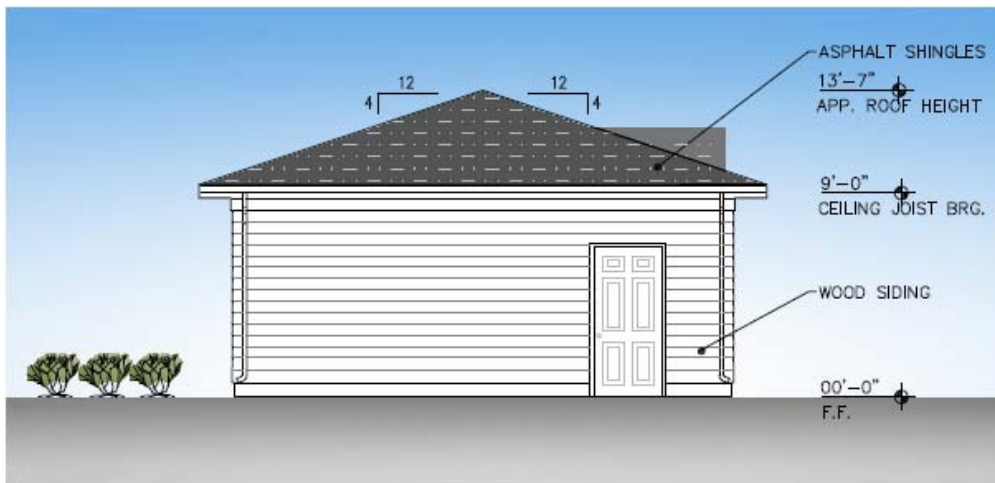
**Above: 1898 Sanborn Map (no garage was ever on the site)**



**Proposed Site Plan**



NORTH ELEVATION



EAST ELEVATION

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-COA-139  
2011-VHP-008

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division IHPC  
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.