

Case # 2011-COA-357 (FP) 2011-VHP-017	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date OCT. 5, 2011
401 S. College Avenue FLETCHER PLACE		NEW CASE Center Township Council District:9 Jackie Nytes
Applicant: DAVID KINGEN, NDZA, INC. mailing address: 618 E. Market Street Indianapolis, IN 46204		
Owner: mailing address: M & S Advanced Group 13217 Mattock Chase Carmel , IN46033		
COMBINED CASE		
IHPC 2011-COA-357 (FP) COA:	Approval for: <ul style="list-style-type: none"> • Variances • Site improvements • Building improvements and alterations • Installation of lighting and signage • Installation of outdoor dining with fencing 	
Variances: 2011-VHP-017	Variance of Development Standards to: <ul style="list-style-type: none"> • Reduce required off street parking from 10 spaces to 3. • Allow carry out food service within 100 feet of a protected district. • Allow outdoor dining in C-3 (not permitted). • Legally establish the existing reduced transitional yard setbacks. 	
STAFF RECOMMENDATION: Approval with stipulations		
STAFF COMMENTS		

Background of the Property

The subject property is the location of a former gas station built c. 1908-16. There was a single pump and general store at this location. By the 1920's, the two concrete block service bays were added at the south side of the original building. The building is largely intact and was used as a gas station as recently as the 1990's. The property is zoned commercial (C-3) and has a projecting canopy over the front entry large enough for a car to drive under that was added. The site is triangular in shape and is accessible to both Fletcher Avenue and College Avenue.

Proposed COA Request

The applicant is requesting approval for the following:

- Variances
- Site improvements
- Building improvements and alterations
- Installation of lighting and signage
- Installation of outdoor dining with fencing

The applicant is proposing to improve the property for a convenience store and deli. As part of the building improvements, the applicant plans to paint the building, install a new front entry door, install storefront systems into the existing overhead door openings, add brick wraps to the canopy supports and repair the existing windows. The elevation drawings are slightly outdated from the perspective drawings in this report. The storefront design changed and is reflected correctly on the perspectives (see note on drawing). Staff requested the applicant change the design to better fit with the rest of the design of the building. The applicant is planning to retain all original features on the building. Signage will also be added with text reading “Noble Deli”.

The applicant is also proposing to make site improvements including adding decorative pavers, improve the asphalt and add striping for three parking spaces, install a brick knee wall around the front of the site, install a privacy fence at the east lot line, and add landscaping. Staff believes the improvements proposed are appropriate.

Variances

Variance of Development Standards to:

- Reduce required off street parking from 10 spaces to 3.
- Allow carry out food service within 100 feet of a protected district.
- Allow outdoor dining in C-3 (not permitted).
- Legally establish the existing reduced transitional yard setbacks.

The site has very limited space. In order to make this site functional for most modern-day commercial uses, reduced parking and required yard space is necessary. Staff also believes that given the residential nature of the surrounding area, a convenience store/deli is very appropriate. However, in order for this use to be desirable, residents in the area may want to sit outside in the outdoor dining space and carry several food items out of the building. Therefore, staff believes the variances for outdoor dining and carry out food service is appropriate.

Fletcher Place Preservation Plan

The Preservation Plan states: “The needs of the neighborhood commercial center College and Fletcher Avenues should be continually reviewed. Compatible uses, sign control and landscaping should be encouraged. Simple physical changes would enhance the appearance of this commercial intersection.” Staff believes the improvements proposed at this site will be in direct keeping with the intent of the preservation plan.

STAFF RECOMMENDED MOTION

Case #2011-COA-357 (FP):

To approve a Certificate of Appropriateness for:

- 1. Variances**
- 2. Installation of pavers**
- 3. Painting**
- 4. Installation of lighting and signage**
- 5. Modification of garage doors into storefront windows and door**
- 6. Restoration of original windows**
- 7. Restoration of canopy and wrapping of posts with brick**
- 8. Installation of outdoor dining with fencing**
- 9. Installation of privacy fencing and general site improvements**

as per submitted documentation and subject to the following stipulation:

1. Final construction plans and site plan including a landscaping schedule shall be submitted to IHPC staff prior to commencement of work. Approved: _____ Date: _____
2. A preconstruction meeting between IHPC staff, the applicant, owner and contractor must be held prior to the issuance of permits. Approved _____ Date _____
3. New storefront doors and windows shall be wood and shall be approved by IHPC staff prior to installation. Approved _____ Date _____
4. New brick must be approved prior to installation. Approved _____ Date _____
5. Detail drawing of all signage must be approved by IHPC staff prior to installation. Approved _____ Date _____

NOTE: The above stipulation must be satisfied prior to the issuance of any building permits.

Variances 2011-VHP-017:

To approve Variance of Development Standards to:

1. Reduce required off street parking from 10 spaces to 3.
2. Allow carry out food service within 100 feet of a protected district.
3. Allow outdoor dining in C-3 (not permitted).
4. Legally establish the existing reduced transitional yard setbacks.

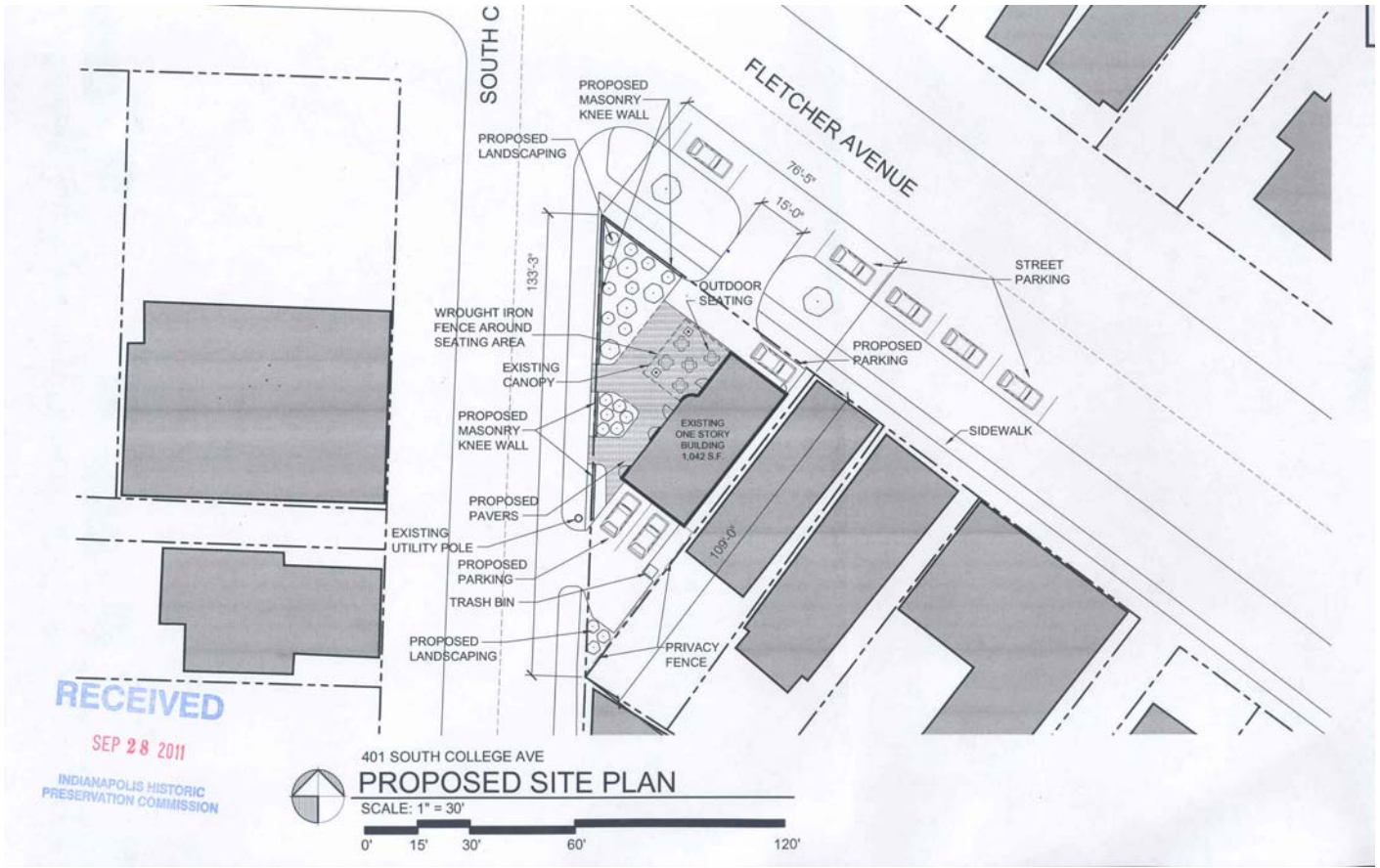
Staff Reviewer: Meg Purnsley



Map of site



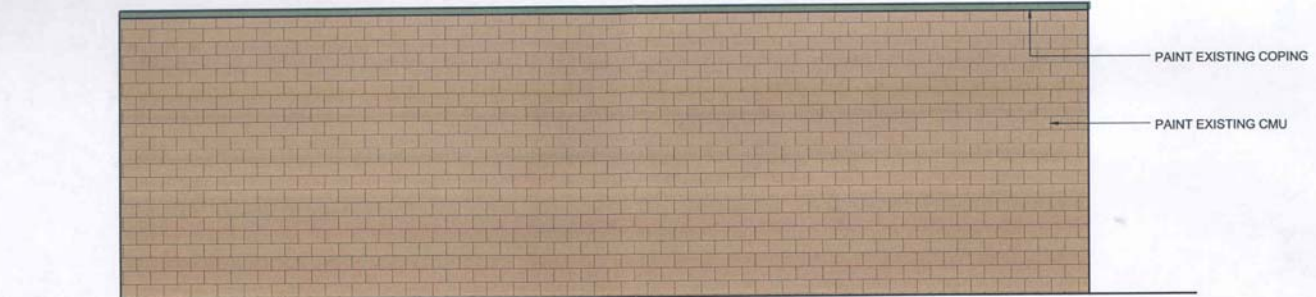
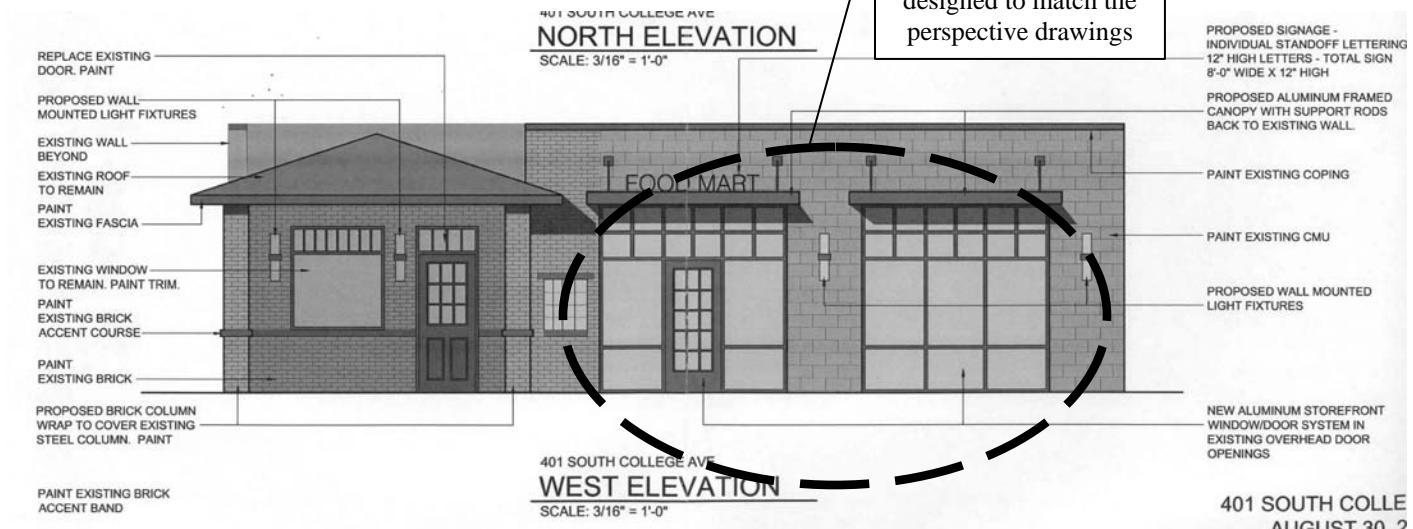
1956 Sanborn Map







These windows will be designed to match the perspective drawings



PROPOSED SIGNAGE -
INDIVIDUAL STANDOFF LETTERING
12" HIGH LETTERS - TOTAL SIGN
10'-0" HIGH X 12" WIDE

PAINT
EXISTING
COPING

PAINT
EXISTING
CMU

PAINT
EXISTING
DOOR FRAME

PROPOSED WALL
MOUNTED LIGHT FIXTURES

EXISTING ROOF TO REMAIN

PAINT
EXISTING
FASCIA

PROPOSED BRICK COLUMN
WRAP TO COVER EXISTING
STEEL COLUMN. PAINT

PAINT
EXISTING
BRICK

PAINT
EXISTING
ACCENT
COURSE

EXISTING
WINDOWS
TO REMAIN
PAINT TRIM.

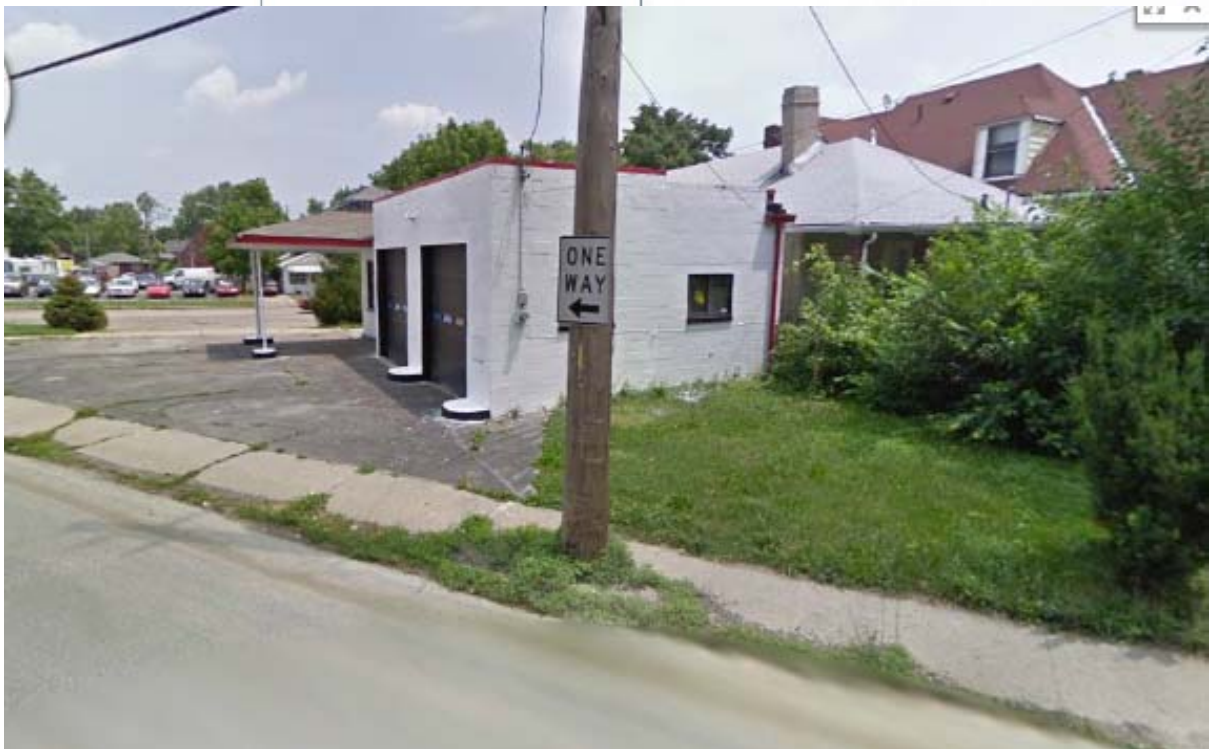
EXISTING
GLASS BLOCK
TO REMAIN

401 SOUTH COLLEGE AVE

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

PROPOS
INDIVIDU
12" HIGH
8'-0" WIN



**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 requested reduction in the required parking is similar to reduced parking for other commercial buildings in Fletcher Place and throughout those urban neighborhoods surrounding the Regional Center and with the small size of the site parking on site is not possible. The carryout food and outside dining are characteristics found in urban historic neighborhoods and should not be injurious to surrounding residential properties.

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 re use of this commercial building will enhance this commercial intersection with requested reduction of parking. The site is quite small and with on street parking along Fletcher Avenue abutting the site the use of value of the area adjacent will not be adversely affected. The requests for carry out food and outside dining is typical of what you find in commercial buildings close to residences in urban historic neighborhoods and thus the use of the value of the areas adjacent will not be adversely affected.

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 building to be reused for commercial purpose will need variances for parking as there is not sufficient parking on site to accommodate the required parking. With the entrance to the facility and the outdoor dining projected away from the residences to the southeast, the strict application of the terms of the Commercial ordinance would preclude the outdoor dining and carry out food and thus restrict the use of this small commercial property.

DECISION

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

Adopted this _____ Day of _____, 20 ____
