

BEECH GROVE BOARD OF ZONING APPEALS

**Beech Grove City Hall
800 Main Street
1:00 p.m.**

STAFF REPORTS FOR MARCH 7, 2018

**These reports do not in any way commit the Board
to approve or disapprove any petition filed before it.**

DIVISION OF PLANNING

PETITION NO.	PETITION ADDRESS AND LOCATION	PAGE
NEW PETITION:		
2018-DVB-001	301 Main Street Perry Township, CD #21	2

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2018-DVB-001
Address: 301 Main Street (approximate address)
Location: City of Beech Grove, Perry Township, Council District #21
Zoning: C-4
Petitioner: Beech Bank Brewing Company, LLC
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a reduced parking lot maneuvering (not permitted) and a zero-foot east landscape strip (minimum six-foot landscape strip required).

RECOMMENDATIONS

Staff **recommends approval** of the variance petition.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE

- ◇ The subject property is currently being renovated for use as an artisanal beverage company which is a permitted C-4 use. The site is surrounded by commercial uses to the east, west and north and by residential uses to the south. The Comprehensive Plan recommendation for the site is Village Mixed Use.

VARIANCES

- ◇ The 3,200-square foot building requires ten parking spaces for the Artisan Beverage/Manufacturing use. The Ordinance now allows on-street parking to be used towards meeting the required parking requirement. The site has six on-street parking spaces adjacent to it. Therefore, four parking spaces are required to be provide off-street.
- ◇ The site plan shows the four additional parking spaces needed to meet the parking requirement, however, those parking spaces do not have the required amount of maneuvering space due to the existing width of the lot. The minimum length of a parking space is 18 feet and the minimum width of a two-way drive aisle is 24 feet, per Ordinance. Therefore, a minimum of 42 feet of combined parking and maneuvering space is needed. Since the total width of the parcel is only 40 feet, a variance is needed to legally establish the parking/maneuvering situation. Given the historic use of the area as parking and the ability to maneuver into the alley if necessary, the variance would be supportable.

(Continued)

STAFF REPORT 2018-DVB-001 (Continued)

◇ The Ordinance also requires a six-foot setback of the parking area from the property line to provide a buffer between parked vehicles and pedestrians. The proposed parking would be located with a zero-foot setback from the right-of-way of 3rd Avenue. Although the parking would be located adjacent to the property line, there would still be 5 feet of grass in the right of way to act as a buffer between the parking spaces and the public sidewalk. Because of this existing buffer and the historic setback of parking on site, this variance would be supportable.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE C-4 Commercial

SURROUNDING ZONING AND LAND USE

North - C-4 Commercial
South - D-5 Residential
East - C-4 Commercial
West - C-4 Commercial

**COMPREHENSIVE GENERAL
LAND USE PLAN**

Recommends Village Mixed Use for this site.

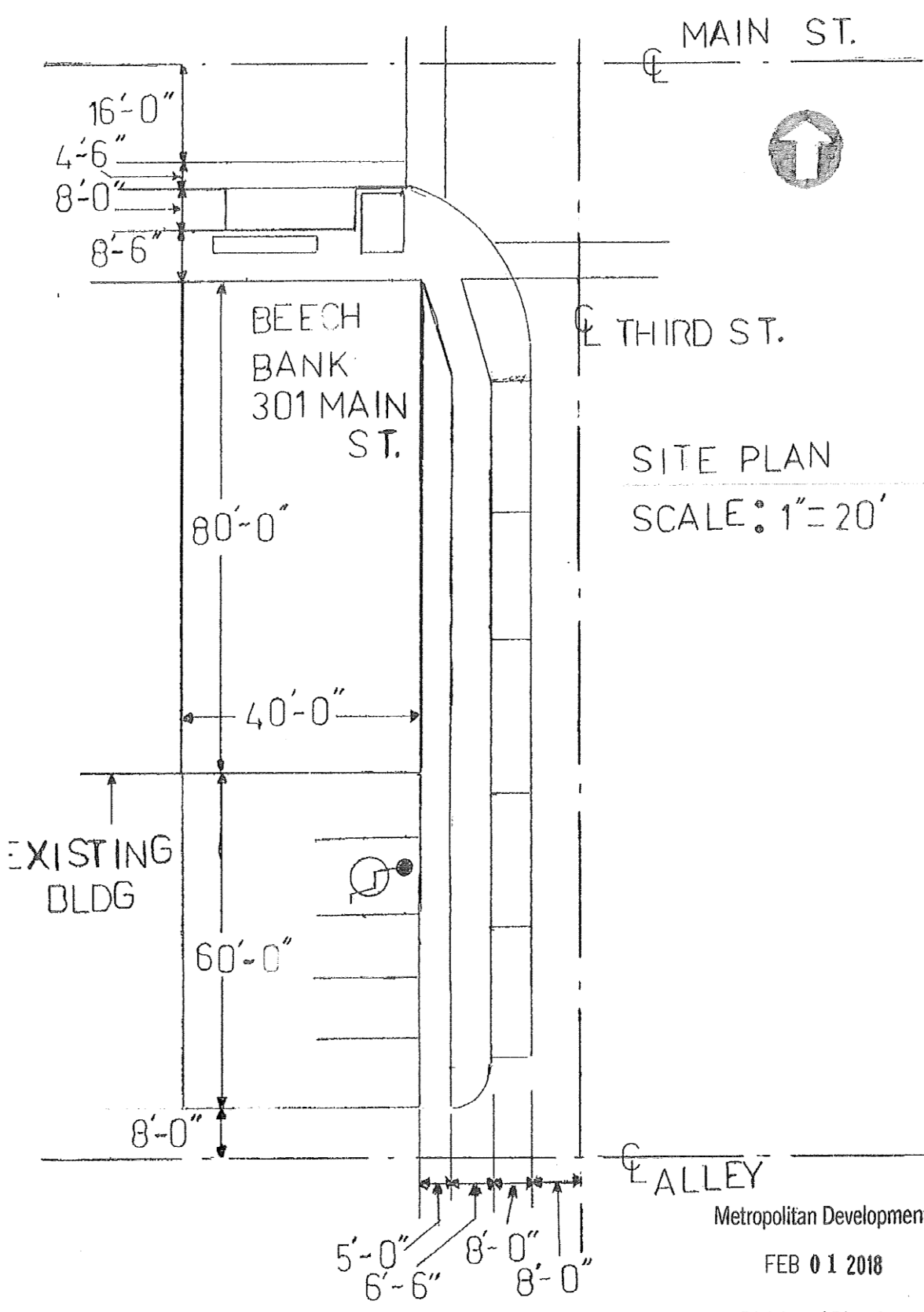
THOROUGHFARE PLAN

This portion of Main Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary collector, with an 80-foot existing right-of-way and an 80-foot proposed right-of-way.

This portion of 3rd Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary collector, with a 50-foot existing right-of-way and a 50-foot proposed right-of-way.

ZONING HISTORY

2008-DVB-003; 607 & 575 (605) Main Street, requests a Variance of Development Standards of the Commercial Zoning Ordinance to provide for a zero-foot front yard setback and landscape strip adjacent to Main Street and South 6th Avenue (minimum 10-foot setback and landscape strip required), a zero-foot rear transitional yard (minimum 10-foot transitional yard required) and to provide for a building addition with outdoor seating with 18 parking spaces (minimum 40 parking spaces required), **granted**.



SITE PLAN
 SCALE: 1"=20'

Metropolitan Development
 FEB 01 2018
 Division of Planning



1. Front of subject site along Main Street



2. Adjacent to east



3. Adjacent to south



4. Subject parking area looking north