

Staff Report

Town of Pittsboro, Indiana Board of Zoning Appeals

To: Pittsboro Board of Zoning Appeals
From: Town Planning Staff
Subject: Variance of Development Standards
Date: February 25, 2014
CC: Jason Love, Town Manager

Applicant: Phil Tucker
Location: 1 E. Main Street, Pittsboro, IN 46167
Parcel Size: 0.11 acres
Ex. Zoning: General Business and Downtown Overlay Zone
Purpose: **Variance from Development Standards regulating required rear yard setback, landscape buffering, and parking and loading standards.**

PROCEDURAL HISTORY

The applicant began discussions with Town staff last year about a potential addition to the building at 1 E. Main Street. After initial discussions and a meeting with the Town Manager, Building Commissioner, and planning consultant, the applicant paused the project to examine all possibilities including purchasing additional property to the south of the building. After having the property surveyed and drawings prepared, the applicant re-initiated the process with Town staff. A complete application was filed with the Town on February 12, 2014. Public notice was provided in the Hendricks County Flyer on February 19, 2014 and certified mail letters were mailed to adjacent property owners on February 14, 2014.

RECOMMENDATION

Staff recommends approval with conditions for the variances necessary to construct a building addition at 1 E. Main Street, Pittsboro, IN 46167. Conditions to be:

- The roof pitch of rear building additions shall be consistent either through matching the existing roof pitch or altering the existing roof pitch to create one consistent roof surface from the existing rear brick façade.
- Roofing materials shall match existing roofing materials or existing materials shall be replaced so as to be consistent.
- Siding shall match existing siding or existing siding shall be replaced so as to be consistent.
- Truck deliveries shall be scheduled at off-peak times in order to maintain safe and efficient traffic movement along Maple Street.

The property owner shall sign a statement of understanding of these conditions.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

Application

The application fee has been paid and the application is complete pending proof of certified mail notice to adjacent property owners.

Technical Advisory Committee (TAC)

It was determined a full TAC meeting including representatives from the Pittsboro Fire Department, Pittsboro Police Department, North West Hendricks School Corporation, and Pittsboro Parks Department was not necessary. The Town Manager, Building Commissioner, and planning consultant have discussed the proposal on several occasions.

Pittsboro Zoning Ordinance

The parcel is zoned General Business (GB) and is within the Downtown Overlay Zone; the underlying zoning will remain unchanged. The variances are sought from development standards pertaining to rear yard setback, landscape buffering, and off street parking and loading. Specifically:

- Variance from Development Standards of Section 5.9 C) 2) c)
Rear Yard Setback – Thirty feet minimum for businesses serviced from rear or ten feet otherwise.

Applicant seeks to reduce the required rear setback to two feet.

- Variance from Development Standards of Section 10.9 C) 2)
Level “B” Buffer

Applicant seeks to provide no landscape buffer.

- Variance from Development Standards of Section 8
Off Street Parking and Loading

Applicant seeks to provide no off street parking and loading.

Town of Pittsboro Comprehensive Plan

The Comprehensive Plan Land Use Map identifies this area as Neighborhood Commercial. Neighborhood commercial use is characterized as:

The Neighborhood Commercial district is established to promote development of areas for convenience uses that tend to meet the daily needs of the residents of the immediate residential land uses. This district should allow a mixed uses including residential, small office (realtor, doctor), small commercial uses less than 2,500 square feet (hardware store, beauty shop, dry cleaners, coffee shop), specialty shops, and small strip centers (less than 10,000 square feet). Uses within this district should be regulated in intensity and character to ensure compatibility with surrounding land uses. Development in this district should be limited in size and scale to promote pedestrian access.

The building addition would not conflict with the intent of the neighborhood commercial district. Current uses in the building include Big Tuck's Feed & More, Family Cuts Barber Shop, and several apartment units. No change in use is proposed. Additionally, the purpose of the addition is to increase storage space, not retail floor area so no increase in retail intensity is anticipated. The proposed site alterations should have no effect on pedestrian access.

Other Considerations

None.