



BZA Staff Report

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Docket Number: 2021-V-07

Petitioner/Property Owner: Ben Skinner

Public Hearing Date: September 2nd, 2021

Property Address/Parcel: 320 Briar Hill Drive
Parcel# 41-05-28-011-042.000-028

Specific Request: Ben Skinner requests a development standards variance from Chapter 156.087 Exterior Materials

Size of Property: 2.462 acres

Existing Zoning: R-3

Existing Land Use: Vacant/Residential

Project Summary: Ben Skinner requests a development standards variance from Chapter 156.087 Exterior Materials. Petitioner is seeking the variance to eliminate the 75% aggregate brick or stone requirement on the façade of the home so that he can build a farm house style home. Subject property is zoned R-3 and is located off of Pinedale, fronting US-31.

Location Map:



STAFF RECOMMENDATION:

<input type="checkbox"/> Approve	<input type="checkbox"/> Approve with Conditions	<input type="checkbox"/> Deny	<input type="checkbox"/> Continue
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Attachments:

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| <input checked="" type="checkbox"/> Submitted Plans | <input type="checkbox"/> Legal Notice |
| <input type="checkbox"/> Public Comments | <input type="checkbox"/> Agency Comment |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Legal Description |

PETITION HISTORY:

Subject site is located at 320 Briar Hill Drive, off of Pinedale Drive, fronting US-31. Property is zoned R-3, and is approximately 2.462 acres.

PETITION OVERVIEW:

The petitioner is seeking a development standards variance from Chapter 156.087 Exterior Materials. Subject variance request is to eliminate the 75% aggregate brick or stone requirement on the façade of the home to build a farm house style home.

Petitioner is seeking to build a farmhouse that has elevated architectural elements in place of the brick and stone requirement by providing elevated shutters, exterior materials, and architectural building design. Home will be single-story.

PUBLIC COMMENT: We have not received any public comment at this time.

STAFF COMMENT: Staff will not be making a formal recommendation on this request as there is no practical hardship, other than the current zoning ordinance requires the 75% aggregate brick or stone requirement. Staff would ask that the board discuss and make the recommendation based on the facts and discussion at the September 2nd meeting.

While no formal recommendation will be made, the petitioner is seeking a variance for a common architectural style that is seen around the Indianapolis Metro Area. Related specifically to the Town of Whiteland, the homes that are currently being built in the Saddlebrook subdivision and Briar Creek would not meet the zoning ordinance requirement for the masonry material of stone or brick. However, both subdivisions in themselves have specific ordinances and criteria that must be met that are in lieu of the brick and stone requirement.

Saddlebrook Farms is a Planned Unit Development. Planned Unit Developments require that any standard that a petitioner is seeking to alter or eliminate shall provide something in-lieu as a compromise for the alteration to the zoning ordinance. In the instance of Saddlebrook Farms, they have provided park land that will be dedicated to the Town of Whiteland, and they also provided additional utility infrastructure that was greatly needed.

Regarding Briar Creek, when the property was rezoned, the petitioner sought a text amendment that was approved as part of the rezone of the property by Plan Commission and Town Council. In lieu of the masonry requirement, the builder has provided elevated architectural elements and building materials.

While staff is not making a formal recommendation, staff would ask that if the board does approve the variance that it be approved with the following stipulation:

- The subject request be built as presented. Meaning that no alterations to reduce the overall quality of the home can be made after the variance is granted without further BZA approval.

ATTACHMENTS:

1. Variance Documentation