



BZA Staff Report

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Docket Number: 2021-V-06

Petitioner/Property Owner: Holloway Engineering, LLC on behalf of Bailey & Wood

Public Hearing Date: August 5th, 2021

Property Address/Parcel: 169 N State Street/730 & 740 E Main St.

Parcel# 41-05-22-034-003.000-028/41-05-034-002.000-028/41-05-22-034-001.000-028

Specific Request: Bailey & Wood request a development standards variance to reduce the required front setback of 100 ft to 50 ft on Main Street, and 18 Ft on State Street to construct a new building/addition.

Size of Property: 2.398 acres	Existing Zoning: C-2	Existing Land Use: Vacant/Residential
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Project Summary: Holloway Engineering, LLC on behalf of Bailey & Wood request a development standards variance to reduce the required front setback of 100 ft to 50 ft on Main Street, and 18 Ft on State Street to construct a new building/addition. Subject property is zoned C-2 and is located at the corner of State Street and Main Street.



STAFF RECOMMENDATION:

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

- | | |
|---|---|
| <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 checked="" type="checkbox"/> Legal Description |

PETITION HISTORY:

Subject site is located at the corner of State Street and Main Street. Petitioner was granted a rezone of 169 N State Street from R-3 to C-2, making each parcel owned by Bailey & Wood zoned C-2.

PETITION OVERVIEW:

In March of 2021 the petitioner rezoned 169 N State Street from R-3 to C-2. The petitioner's intent for rezoning the land from R-3 to C-2 was to add on to the current building and operation of the current Bailey & Wood facility. The addition to what is already on site would be utilized for additional office space and community space.

The petitioner is now seeking a development standards variance for the improvements as C-2 zoned properties require a setback of 100 ft from the Right-of-way. Respectively, the petitioner is seeking a setback reduction from 100 feet to 50 feet on Main Street, and 18 feet on State Street.

The subject property is zoned C-2, with the comprehensive plan designating this area as Town Center.

PUBLIC COMMENT: We did receive public comment via phone from a nearby neighbor that was in favor of the proposed variance and addition.

STAFF COMMENT: Staff is supportive of the proposed development standards variance for the Bailey & Wood expansion as the proposed will be complementary to the area. Subject improvements are also in line with the comprehensive plan as buildings that are located in Town Centers are closer to the sidewalk and street for pedestrian access and connectivity.

Due to the site restraints, and existing structure there is a practical hardship in which the building cannot meet the 100 ft setback along State Street, which is required because the property has two frontages.

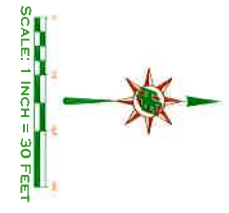
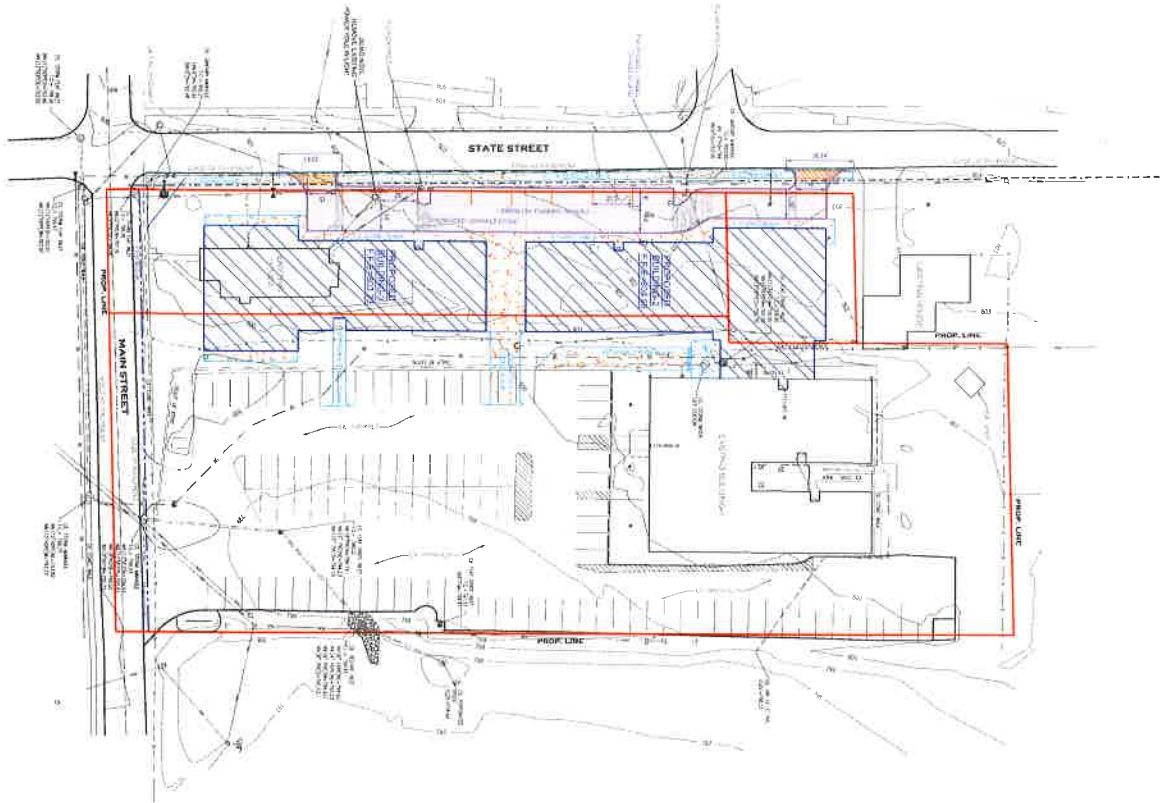
The proposed setbacks are in-line with the existing C-2 properties that are across the street and adjacent to the Bailey and Wood property. With the majority of those properties having a front setback along Main Street between 13 to 60 feet. The reduced setback along State Street will also provide a nice transition from commercial to residential.

Staff recommends approval of 2021-V-06.

ATTACHMENTS:

1. Location Map
2. Variance Documentation
3. Site Plan

LEGEND	
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING FOOTPRINT
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY
	PROPOSED PARKING
	EXISTING PARKING
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED STREET
	EXISTING STREET
	PROPOSED UTILITY
	EXISTING UTILITY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED FENCING
	EXISTING FENCING
	PROPOSED WALL
	EXISTING WALL
	PROPOSED GATE
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	PROPOSED GATE HARDWARE
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Know what's below
Call before you dig

BAILEY & WOOD FINANCIAL GROUP
WHITELAND, INDIANA

SITE PLAN

DATE	12/04/11
BY	02/05/2012
CHK BY	
REVISED	
REVISION	
DATE	

LEE J. BIRCH & SONS, S.T.C. (INC.)
Lee J. Birch
03/11/11



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