

# Board of Zoning Appeals Board of Zoning Appeals Division II (April 9, 2024) Meeting Agenda

#### **Meeting Details**

Notice is hereby given that the Metropolitan Board of Zoning Appeals will hold public hearings on:

Date: Tuesday, April 09, 2024 Time: 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

#### **Business:**

#### **Adoption of Meeting Minutes**

**Special Requests** 

#### PETITIONS REQUESTING TO BE CONTINUED:

#### 1. 2023-DV2-032 | 911 Sanders Street

Center Township, CD #21, Zoned D-5 (TOD) E&D Hopkins LLC, by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling, with

- a) On a medium lot typology with an area of 2,817 square feet (minimum lot area of 7,200 square feet required);
- b) A six-foot front yard setback from Sanders Street (20-feet required);
- c) A three-foot front yard setback from Hartford Street;
- d) A five-foot front yard setback from I-65;
- e) A five-foot rear yard setback (20-foot rear yard setback required);
- f) An open space of 40 percent (60 percent required); and
- g) A front-loaded garage comprising 100 percent of a façade along Hartford Street (prohibited).

#### \*\* Staff to request a continuance of this petition to the May 21, 2024 hearing of Division II in order to allow for proper posted notice

#### 2. 2024-DV2-011 | 4233, 4235 and 4237 Evanston Avenue

Washington Township, CD #8, Zoned D-5 (W-1) K&D Epic Holdings LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on each 40-foot-wide lot (60-foot lot width required) containing a minimum lot area of 4,750 square feet (7,200 square feet required) with a front setback ranging from 21 feet to 31 feet and a 7.25 rear yard setback (maximum 19.9-foot front setback permitted, 20-foot rear setback required).

#### \*\* Petitioner requesting a continuance to the May 21, 2024 hearing of Division II to provide a revised site plan

#### 3. 2024-UV2-003 | 1402 Shelby Street

Center Township, CD #18, Zoned MU-1 (TOD)
Carnivore Properties LLC, by Theodore Lane Skeeters II

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a marketing business, including graphic design and print services (not permitted) with two parking spaces located within the front yard of Shelby Street (13 parking spaces required, not permitted within the front yard).

#### \*\* Staff requests a continuance to the May 21, 2024 hearing of Division II in order to amend the request. Petitioner to request transfer to the May 14, 2024 hearing of Division I

#### 4. 2024-UV2-005 | 4925 West Southport Road

Decatur Township, CD #21, Zoned D-A Estrada Siding LLC, by Dan Jackson

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a commercial contractor including the outdoor storage of commercial vehicles and supplies (not permitted).

\*\* Staff is requesting that this petition be continued to the May 21, 2024 hearing of Division II in order to satisfy meeting requirements

#### **Petitions for Public Hearing**

#### PETITIONS TO BE EXPEDITED:

#### 5. 2024-DV2-009 | 5000 Nowland Avenue

Center Township, CD # 13, Zoned SU-2 / D-5 Roman Catholic Archdiocese of Indpl Properties Inc., by Leslie Steinert

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wall sign on two freestanding buildings, with sign surfaces area encompassing 11.95 percent and 19.5 percent of the elevation they are affixed to (maximum three percent permitted), that do not face a public street (required).

#### 6. 2024-DV2-012 | 1613 East 20th Street

Center Township, CD #8, Zoned D-8

Martindale Brightwood Community Development Corporation, by David Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a 4.5-foot corner side yard setback and a 27.4-foot front yard setback (eight-foot corner side required, maximum 19.9-foot front setback permitted).

#### 7. 2024-UV2-004 | 4117 East New York Street

Center Township, CD #13, Zoned C-3 (TOD)
Manjit Singh and Sharma Mohit, by Epifanio Carbajal

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing duplex (not permitted) with a zero-foot front yard setback from New York Street (10-feet required).

#### 8. 2024-UV2-006 | 4111 & 4117 East Washington Street

Center Township, CD #13, Zoned D-8 / SU-7

Shepherd Community Inc., by Mindy Westrick Brown & Mark Leach

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex, being the third primary building on a two parcel lot (one primary use per parcel permitted) with an 89-foot front yard setback from Washington Street (maximum 19.9-feet permitted) with the primary entry not on the front façade (required).

#### **PETITIONS FOR PUBLIC HEARING (Transferred Petitions):**

#### **PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

#### 9. 2024-UV2-002 | 5102, 5111, 5117, 5122, 5127, 5139, 5143 5210 and 5282 East 65th Street

Washington Township, CD #3, Zoned I-2

Schmoll Development Company L.P. and Greg Schmoll, by S. Gregory Zubek

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the following as primary uses: sports performance training uses; physical fitness and athletics instruction and training; and dance and gymnastics instruction (not permitted).

#### PETITIONS FOR PUBLIC HEARING (New Petitions):

#### 10. 2024-DV2-010 | 1105 South Harding Street

Center Township, CD # 18, Zoned C-4 Saini Brothers & Sons Inc., by Christian Badger

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station with two single-loaded rows of parking between the building and right-of-way (limited to 1 single-loaded row of parking) and without the required frontage landscaping (10 trees and 45 shrubs required) or interior landscaping (minimum 8-foot wide landscaped area for a total area of 2,842 square feet and 15 trees required).

\*\* Automatic Continuance filed by a registered neighborhood organization, continuing this petition to the May 14, 2024 hearing of Division II

#### **Additional Business:**

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing <a href="mailto:planneroncall@indy.gov">planneroncall@indy.gov</a>. Written objections to a proposal are encouraged to be filed via email at <a href="mailto:dmdpubliccomments@indy.gov">dmdpubliccomments@indy.gov</a>, before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.

#### STAFF REPORT

# Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV2-032 (Amended)

Address: 911 Sanders Street (approximate address)
Location: Center Township, Council District #21

Zoning: D-5 (TOD)

Petitioner: E&D Hopkins LLC, by Mark and Kim Crouch

Request: Variance of Development Standards of the Consolidated Zoning and

**Subdivision Ordinance to provide for the construction of either:** 

#### A single-family dwelling:

- a) On a medium lot typology with an area of 2,817 square feet (minimum lot area of 7,200 square feet required);
- b) A six-foot front yard setback from Sanders Street (20-feet required);
- c) A three-foot front yard setback from Hartford Street (20-feet required);
- d) A five-foot front yard setback from I-65;
- e) A five-foot rear yard setback (20-foot rear yard setback required);
- f) An open space of 40 percent (60 percent required); and
- g) A front-loaded garage comprising 100 percent of a façade along Hartford Street (prohibited).

#### **ADDENDUM FOR APRIL 11, 2024**

At the February 13, 2024, hearing, the petitioner amended the request by withdrawing the portion of the request for a two-unit multi-unit home.

Staff requested the petition be continued as the petitioner had not provided any updates, or revised Findings of Fact to Staff. The petition was continued again for cause, to the April 9, 2024, hearing.

The petitioner and Staff have since communicated regarding clarification of the requested variances, with the last communication from Staff on February 29, 2024. No new information has been submitted to the file by the petitioner for staff to consider.

Therefore, as amended, **Staff does recommend denial** of the petition.

However, on a recent site visit, Staff observed that the orange legal notice signs that are required to remain posted on site until a decision has been made by the Board, were removed or have been missing for some time. As this petition has not been resolved, this petition has become deficient on legal notice.

Therefore, if this petition is to be heard, then it will need to be continued one more month, with new public notice signs re-posted on site immediately, in order to comply with the legal notice rules.

(Continued)

Staff acknowledges the site has some difficulty due to its three frontages. However, the lot is undeveloped, and the requested number of variances is reflective of the type of development the petition is requesting and not the lot itself.

Staff has requested that the petitioner withdraw or reduce a number of variances. Specifically:

- Increase the Sanders front setback to 10 or 12 feet.
- Increase the Hartford front setback to 8 feet
- Eliminate the rear setback variance by reducing the garage width for one car with a car stacking system or detach the garage to allow for the accessory structure 5-foot rear setback.
- Eliminate 100% garage façade along Hartford variance by moving the courtyard and putting the dwelling east side façade along Hartford lining up with the garage façade with the 8-foot setback.

This will allow for the remaining reduced variances that Staff will support to provide for the construction of a single-family dwelling:

- 1. A medium lot typology with an area of 2,817 square feet (minimum lot area of 7,200 square feet required);
- 2. A ten-foot front yard setback from Sanders Street (20-feet required);
- 3. An eight-foot front yard setback from Hartford Street (20-feet required);
- 4. A five-foot front yard setback from I-65;
- 5. An open space of 50% or more (60 percent required).

If the petitioner is in agreement with Staff's five recommended variances above, then Staff will recommend the petition be continued one more time for one month, with new public notice signs re-posted on the site immediately. At the next hearing, then Staff will recommend approval for the five requested variances as indicated above.

#### **ADDENDUM FOR FEBRUARY 13, 2024**

This petition was continued for cause from the December 12, 2023, hearing to the February 13, 2024, hearing at the request of the petitioner.

#### **ADDENDUM FOR DECEMBER 12, 2023**

This petition was continued at the request of the petitioner from the November 21, 2023, hearing to the December 12, 2023, hearing, to allow time to amend the petition.

The petitioner is working with Staff to amend the petition additional information was submitted after the deadline to review for this hearing. Therefore, **this petition should be continued** one more time, to the January 9, 2024, hearing, to allow time for the petitioner to finalize and amend their request. This will be the last continuance that Staff will support.

(Continued)

#### **November 21, 2023**

#### **RECOMMENDATIONS**

Staff recommends denial of the request as proposed.

Otherwise, this petition should be continued so that the petitioner can amend the petition to a specific request.

#### **SUMMARY OF ISSUES**

#### LAND USE

**EXISTING ZONING AND LAND USE** 

Compact D-5 Undeveloped

SURROUNDING ZONING AND LAND USE

North - D-5 Single-family dwellings

South - D-5 Undeveloped

East - D-5 Single-family dwellings

West - D-5 I-65 Interstate exit ramp / Single-family dwellings

COMPREHENSIVE PLAN The Comprehensive Plan recommends traditional neighborhood

uses for the site, with an overlay for the Red Line Transit

Oriented Development.

After filing the petition, the petitioner indicated that a revised site plan and findings of fact would be submitted to amend the petition to a specific request. No additional information has been submitted to date.

#### **VARIANCE OF DEVELOPMENT STANDARDS**

- Staff believes that any proposed new construction should adequately align with modern development standards in order to better preserve the intent of each development standard. Given the size of the proposed structure and attached garage, along with the number of requested variances, in Staff's opinion, this site would be overdeveloped.
- Staff feels the requested two-unit multi-unit home would be out of character for the area, as no other multi-unit dwellings are located nearby. In addition, with the number of variances requested for an undeveloped site, the proposed two-unit multi-unit home would be an overdevelopment of the small site.
- The proposed single-family dwelling with seven variances requested for an undeveloped site, presumably using the same submitted site plan, as no updated site plan has been submitted, would also be an overdevelopment of the site.

(Continued)

- ♦ Staff has recommended to the petitioner that the request be amended to provide for a single-family dwelling only, and to eliminate at least four or five of the original requested variances. No additional information has been submitted in a timely manner to amend the petition or update the site plan.
- Therefore, Staff recommends this petition be continued so that the petitioner can submit an amended petition and related elevations, and to allow time to review the amended information. New notice may also be required.

#### **GENERAL INFORMATION**

THOROUGHFARE PLAN This portion of Sanders Street is classified in the Official

Thoroughfare Plan for Marion County, Indiana as a local street, with

a 49-foot existing and proposed right-of-way.

This portion of Hartford Street is classified in the Official

Thoroughfare Plan for Marion County, Indiana as a local street, with a 40-foot existing right-of-way and a 48-foot proposed right-of-way.

SITE PLAN (Amended) File-dated October 4, 2023 / December 12, 2023

FINDINGS OF FACT File-dated October 4, 2023

#### **ZONING HISTORY**

**2021-UV1-021**; **929 Sanders Street (east of site)**, requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the renovation of existing buildings for a community center with light hosting capabilities, to provide for community meetings, artist pop-up exhibits, family gatherings such as reunions, or small business milestone celebrations and similar events, with zero parking spaces and to provide for pavers and/or stamped concrete improvements and an arbor with 0.8-foot east side setback and a planter with a zero-foot west side setback, withdrawn.

**2017-DV3-015**; **1015 Orange Street (south of site)**, requested a variance of development standards to provide for three lots, with 3,325 square feet, 4,728 square feet, and 3,268 square feet, with two lots having 35 feet of lot width, containing dwellings, with five-foot front setbacks, with setbacks along the interstate right-of-way ranging from three feet to 28 feet for dwellings and a detached garage, with 405 open space for lot one, and with a dwelling on lot one being within the clear sight triangle of the street and the abutting alley, **granted**.

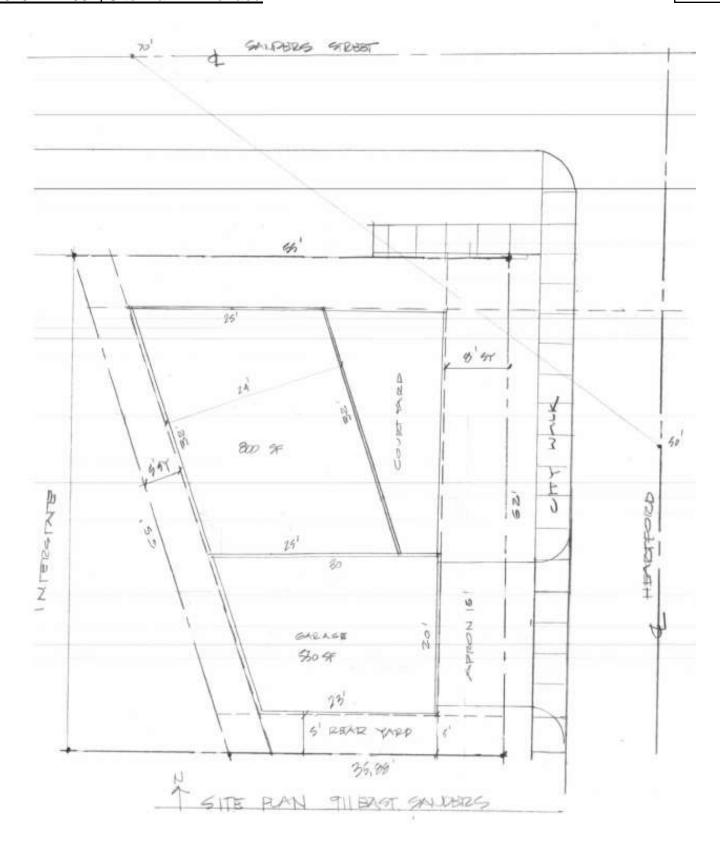
**2014-HOV-014**; **914 Sanders Street (north of site),** requested a variance of development standards to provide for the construction of a 440-square foot garage, and an open space ratio of 50%, **granted.** 

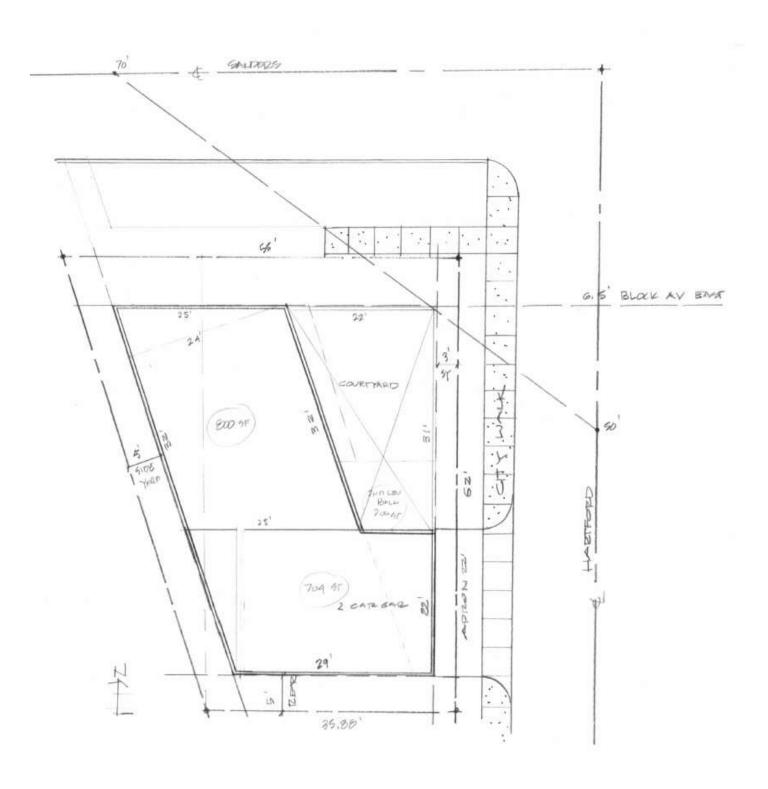
**2014-HOV-043**; **1249 Ringgold Avenue** (east of site), requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 576-square foot garage, creating an open space ratio of 55%, **granted.** 

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#### 2023-DV2-032; Location Map







#### 2023-DV2-032; Photographs



Undeveloped subject site, looking south.



Undeveloped subject site, looking west.



Adjacent single-family dwelling to the east of subject site.



Adjacent single-family dwellings to the north of subject site, looking northeast.



Adjacent undeveloped lot to the south of subject site, looking west.



Interstate I-65 northbound exit ramp to the west of subject site.



#### **BOARD OF ZONING APPEALS DIVISION II**

**April 9, 2024** 

Case Number: 2024-DV2-011

Property Address: 4233, 4235 and 4237 Evanston Avenue (approximate address)

Location: Washington Township, Council District #8

Petitioner: K&D Epic Holdings LLC, by David Gilman

Current Zoning: D-5 (W-1)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on each 40-foot-wide lot (60-foot lot width required) containing a minimum lot area of 4,750 square feet (7,200 square feet required) with a front

setback ranging from 21 feet to 31 feet and a 7.25 rear yard setback (maximum 19.9-foot front setback permitted, 20-foot rear setback

required).

**Current Land Use:** Vacant

Staff

Request:

Recommendations: Staff has no recommendation for this petition

Staff Reviewer: Noah Stern, Senior Planner

#### **PETITION HISTORY**

The petitioner is requesting a continuance to allow for revision of the site plan. Additionally, the
petitioner is requesting a transfer from the May 21, 2024 BZA Division II hearing to the May 14, 2024
BZA Division I hearing.



#### **BOARD OF ZONING APPEALS DIVISION II**

April 9, 2024

Case Number: 2024-UV2-003

Property Address: 1402 Shelby Street (approximate address)
Location: Center Township, Council District #18

Petitioner: Carnivore Properties LLC, by Theodore Lane Skeeters II

Current Zoning: MU-1 (TOD)

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a marketing business, including graphic design and print services (not permitted)

with two parking spaces located within the front yard of Shelby Street

(13 parking spaces required, not permitted within the front yard).

**Current Land Use:** Commercial

Staff

Request:

Staff has no recommendation for this petition

Staff Reviewer: Noah Stern, Senior Planner

#### **PETITION HISTORY**

Recommendations:

Staff is requesting a continuance to amend the request, requiring new mailed notice. Additionally, the
petitioner is requesting a transfer from the May 21, 2024 BZA Division II hearing to the May 14, 2024
BZA Division I hearing.





#### **BOARD OF ZONING APPEALS DIVISION II**

April 9, 2024

Case Number: 2024-UV2-005

Address: 4925 West Southport Road (approximate address)

Location: Decatur Township, Council District #21

Zoning: D-A

Petitioner: Estrada Siding LLC, by Dan Jackson

Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance

to provide for the operation of a commercial contractor including the outdoor storage of commercial vehicles and supplies (not permitted).

Current Land Use: Single-family dwelling

Staff Reviewer: Robert Uhlenhake, Senior Planner

#### **PETITION HISTORY**

This is the first public hearing for this petition.

This petition will need to be continued to the May 21, 2024, hearing, so that legal notice requirements can be met.



#### **BOARD OF ZONING APPEALS DIVISION II**

April 9, 2024

Case Number: 2024-DV2-009

Property Address: 5000 Nowland Avenue

**Location:** Center Township, Council District #13

Petitioner: Roman Catholic Archdiocese of Indpl Properties Inc., by Leslie

**Steinert** 

Current Zoning: SU-2 / D-5

Variance of Development Standards of the Consolidated Zoning and

Subdivision Ordinance to provide for a wall sign on two freestanding buildings,

**Request:** with sign surfaces area encompassing 11.95 percent and 19.5 percent of the

elevation they are affixed to (maximum three percent permitted), that do not

face a public street (required).

**Current Land Use:** School

**Staff** 

Recommendations: Approval

**Staff Reviewer:** Eddie Honea, Principal Planner II

#### **PETITION HISTORY**

April 9, 2024 is the initial hearing for this petition. At the time of publication, no correspondence from interested parties was received.

#### STAFF RECOMMENDATION

Staff recommends approval of the request.

#### **PETITION OVERVIEW**

- This petition would allow for the installation of a wall sign on two proposed accessory building, each surpassing the maximum area permitted by the SU-Districts, and affixed to facades that do not face a public street.
- Scecina Memorial High School is in the process of reconfiguring and updating its athletic facilities.
  As part of this project a concession stand, and bathroom building are proposed to be erected.
  Each building will contain wall signs and commemorative plaques intended to denote building purpose, location and building use. Staff has determined that none of the signage represents off-premise signage.
- Signage within these districts is limited to three percent of the area of the elevation to which they
  are affixed. As proposed, the signage would represent between 11.95 and 19.5 percent of the



area of the facades to which they are affixed. This standard, as well as the requirement to orient signage towards a public street, is intended to limit sign proliferation and promote an orderly aesthetic.

 Staff would note that the school owns much of the block bound by Elliott Avenue, Dequincy Street, Nowland Avenue and Emerson Avenue, creating a sizeable campus. Given the size and modular configuration of the lots owned by the school, Staff believes the request to represent a reasonable deviation from the Ordinance and does not hinder the intent of these regulations.

#### **GENERAL INFORMATION**

Existing Zoning	SU-2 / D-5	
Existing Land Use	School	
Comprehensive Plan	Regional Special Use	
Surrounding Context	Zoning	Surrounding Context
North:	C-3 / C-4 / D-5	North: Single-family dwellings and liquor store
South:	D-5	South: Single-family dwellings
East:	D-5	East: Single-family dwellings, bar/tavern, veterinarian clinic
West:	D-5	West: Single-family dwellings
Thoroughfare Plan		
	Elliott Avenue Dequincy Street Nowland Avenue Emerson Avenue	Local Street Local Street Local Street Primary Arterial
Context Area	Compact or Metro	- · · · · · · · · · · · · · · · · · · ·
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	February 23, 2024	
Site Plan (Amended)	N/A	
Elevations	February 23, 2024	
Elevations (Amended)	March 8, 2024	
Landscape Plan	N/A	
Findings of Fact	February 23, 2024	
Findings of Fact (Amended)	N/A	

#### **COMPREHENSIVE PLAN ANALYSIS**

#### **Comprehensive Plan**



Land Use Pattern Book

#### Pattern Book / Land Use Plan

- Regional Special Use Definition: Schools, places of worship, and other places of assembly that are generally more than five acres in size. Particularly large centers of education such as township high schools and universities.
- Given the limited application of this land use recommendation, this use is not included in the land
  use typologies of the Pattern Book. Instead, development within this recommendation should be
  reviewed by Long Range and Current Planning Staff for appropriateness and contextual sensitivity
  and adherence to best practices. After review, the Planning section has determined the request to
  be in line with these guidelines.

#### Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

#### Neighborhood / Area Specific Plan

Not Applicable to the Site.

#### **Infill Housing Guidelines**

Not Applicable to the Site.

#### **Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

Not Applicable to the Site.





#### **ZONING HISTORY**

**2023-DV2-021**; **5000 Nowland Avenue**; Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of an 8.08-foot tall monument sign with digital display (maximum five-foot monument sign permitted, digital display not permitted).; **granted.** 

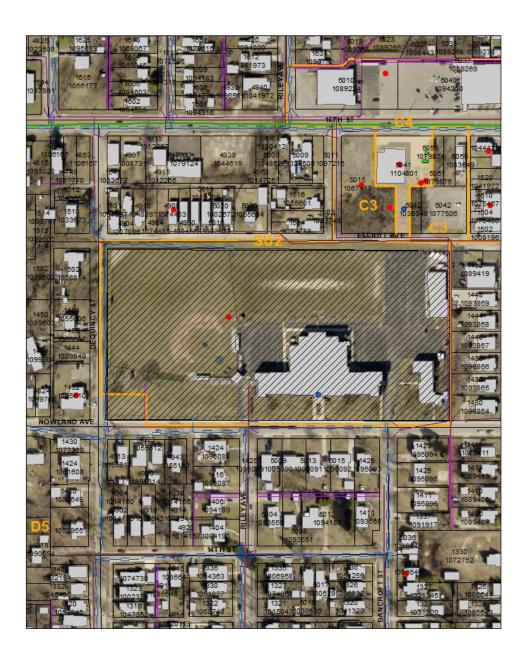
**2024-DV2-022**; **5000 Nowland Avenue**; Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing parking lot resulting in 220 total parking spaces (maximum of 197 parking spaces permitted).; **granted.** 

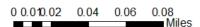
**2022-DV2-038**; **5000 Nowland Avenue**; requests variances of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for six-foot chain link and decorative fencing within the front yards and clear sight triangles of the intersections of Elliot Avenue, Dequincy Street and Nowland Avenue and the clear sight triangle of the driveway off of Nowland Avenue (chain link fencing not permitted in front yards, maximum height of 3.5 feet permitted, encroachment of the clear sight triangles not permitted); **granted.** 





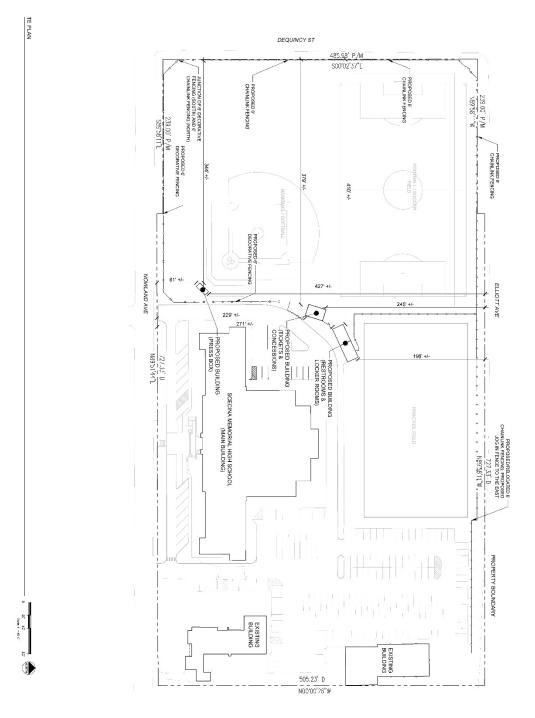
#### **EXHIBITS**















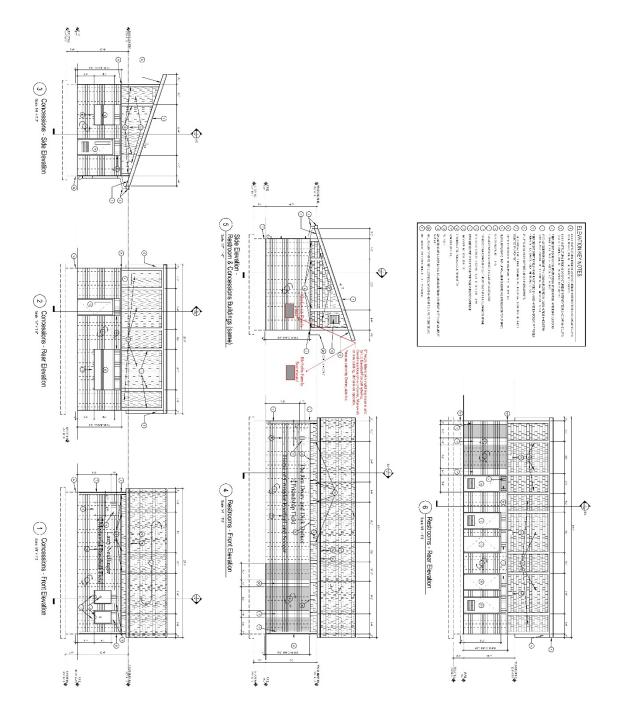






Photo One: Looking West Along Nowland Avenue



Photo Two: Looking East Along Nowland Avenue







Photo Three: Front Façade of Scecina Memorial High School



#### **BOARD OF ZONING APPEALS DIVISION II**

April 09, 2024

Case Number: 2024DV2012

**Property Address:** 1613 E 20<sup>th</sup> Street (approximate address)

**Location:** Center Township, Council District #8

Petitioner: Martindale Brightwood Community Development Corporation, by David

Kingen

Current Zoning: D-8

Variance of Development Standards of the Consolidated Zoning and

Subdivision Ordinance to provide for the construction of a single-family

Request: dwelling with a 4.5-foot corner side yard setback and a 27.4-foot front yard

setback (eight-foot corner side required, maximum 19.9-foot front setback

permitted).

Current Land Use: Undeveloped

**Staff** 

**Recommendations:** Staff recommends **approval** of both variance requests.

Staff Reviewer: Michael Weigel, Senior Planner

#### **PETITION HISTORY**

This is the first public hearing for this petition.

#### STAFF RECOMMENDATION

Staff recommends **approval** of both variance requests.

#### **PETITION OVERVIEW**

- The subject site is currently undeveloped and is a corner lot at the southwest corner of the intersection of Ralston Avenue and 20<sup>th</sup> Street. The property is surrounded by residential development and vacant parcels zoned for residential development on all sides.
- Permits were opened at this address in late 2023 to legalize the construction of a single-family residence with a rear parking pad accessed by the existing alley. The proposed development would establish both a corner side setback of 4.5 feet (8 required) and a front building line of 27.4 feet (range between 10 and 19.9 feet required). This variance is sought to legalize both of those setbacks and allow for the proposed single-family development.

Item 6.



- This property is zoned D-8 to allow for a variety of housing formats with a mix of small-scale multiunit building types as well as infilling single-family residences with established urban areas. The Comprehensive Plan also designates it for the Traditional Neighborhood living typology to allow for a full spectrum of housing types within compact, well-connected neighborhoods.
- Setback standards allow for adequate separation between neighboring properties and between structures and public roadways. They are also a key component of recent ordinance amendments focused on the implementation of walkable, compact neighborhoods. Additionally, uniform front setbacks help shape the perceived size of streets and promote orderly development as outlined within the Infill Housing Guidelines. Table 744-701-2 of the Indianapolis Zoning Ordinance indicates that along Terrace frontages a maximum front building line of 19.9 feet is allowed. Additionally, 8-foot corner side setbacks are required for this property and development type per Table 742.103.03 of the Ordinance.
- Although not located on corner lots, the side setbacks for the two adjacent properties to the south are an average of around 4 feet. Additionally, the corner side setback of the property to the northeast (2001 Ralston Avenue) is approximately 3.3 feet. The required side and corner side setbacks for this property would allow for a maximum building width of 24 feet and shifting the proposed building southward to comply with the corner side setback standards would create the need for a variance for the southern side setback. Given that the proposed development would conform with Infill Housing Guidelines on uniformity of side yard setbacks. and given the narrow width of the lot, staff would support this portion of the variance request.
- Legalization of the proposed layout would result in a front building line of 27.4 feet. The FBLs of
  the adjacent property to the south is approximately 26 feet. Additionally, shifting the building
  forward on the lot could potentially create compliance issues with clear-sight triangular area
  standards. Given that the proposed location matches the context of the block and would be
  outside of the clear-sight triangle, staff would support this portion of the variance request.



#### **GENERAL INFORMATION**

Existing Zoning	D-8	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-8	North: Traditional Neighborhood
South:	D-8	South: Traditional Neighborhood
East:	D-8	East: Traditional Neighborhood
West:	D-8	West: Traditional Neighborhood
Thoroughfare Plan		
Ralston Avenue	Local Street	50-foot right-of-way existing and 48-foot right-of-way proposed
20 <sup>th</sup> Street	Local Street	50-foot right-of-way existing and 48-foot right-of-way proposed
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	03/06/2024	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	03/06/2024	
Findings of Fact (Amended)	N/A	

#### **COMPREHENSIVE PLAN ANALYSIS**

#### **Comprehensive Plan**

Marion County Land Use Plan Pattern Book

#### Pattern Book / Land Use Plan

 The Marion County Land Use Plan Pattern Book recommends this property for the Traditional Neighborhood living typology to allow for a full spectrum of housing types within compact, wellconnected neighborhoods, ranging from single family homes to large-scale multifamily housing. Infill development should continue the existing visual pattern, rhythm, or orientation of the surrounding buildings when possible.



#### Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site

#### Neighborhood / Area Specific Plan

Not Applicable to the Site.

#### **Infill Housing Guidelines**

- The Infill Housing Guidelines indicate that front setbacks should match the context of existing residences in the neighborhood with uniformity and construction within the existing 'setback range' when possible. Corner sites where two streets intersect should reflect the context from both streets.
- The Infill Housing Guidelines also indicate that side setbacks should be appropriate for the surrounding block with adequate room for maintenance and should reinforce existing spacing without creating uncharacteristically large gaps.

#### **Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

Not Applicable to the Site.



#### **ZONING HISTORY**

#### **ZONING HISTORY - SITE**

N/A

#### **ZONING HISTORY – VICINITY**

**2018ZON112**; **2000 Tipton Street (east of site)**, Rezoning of 0.1 acre from the C-7 district to the D-8 classification, **approved**.

**2009HOV021**; **2015** Ralston Avenue (northeast of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a minimum side yard of 3.5 feet and an aggregate side setback of seven feet (minimum four side setback and 10-foot aggregate side setback required), **approved.** 

**2009HOV020**; **2018 Ralston Avenue (north of site),** Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for an aggregate setback of nine feet (minimum 10 feet aggregate setback required), **approved.** 

**2000UV2003**; **2006 Tipton Street (northeast of site)**, variance of use of the Commercial Zoning Ordinance to provide for the outdoor storage of remnant fencing materials (not permitted), **approved.** 

**87-UV1-22**; **2023 Hovey Street (northwest of site),** variance of use of the Dwelling Districts Zoning Ordinance to provide for the use of an existing building for the retail sale of fresh and frozen seafood, **denied.** 





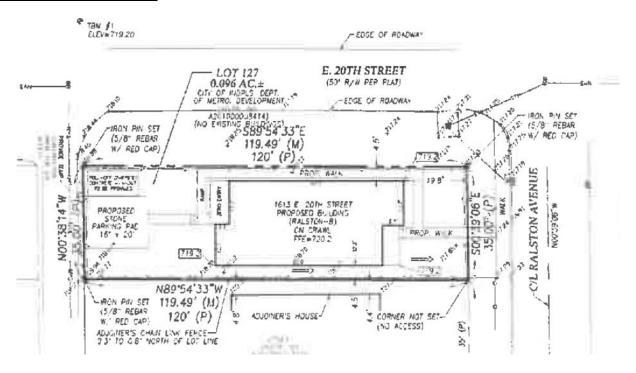
#### **EXHIBITS**

#### 2024DV2010; Aerial Map





#### 2024DV2010 ; Site Plan



#### 2024DV2010; Findings of Fact

	The previous dwelling was positioned on the site also close to the north property line and thus the dwelling				
with the grant of the variance would be characteristic of other dwellings on corner lots in this par of the Hillside neighborhood.					
miside neighborhood.					
2. The use or value	of the area adjacent to the property included in the variance will not be affected in				
	rse manner because:				
This part of the Hillside I	neighborhood will be enhanced by the addition of anotehr single family dwelling on a vacant lot.				
The strict applies	tion of the terms of the zoning ordinance will result in practical difficulties in the				
ise of the property b					
	to the south to allow for the required north front yard setback, then the dwelling would				
	e side yard setback to the south.				
	s side yard solback to the south.				



#### 2024DV2010; Photographs



Photo 1: View of Property from North



Photo 2: Adjacent Property to East



#### 2024DV2010; Photographs (continued)



Photo 3: Adjacent Property to North



Photo 4: Adjacent Property to Northeast



#### **BOARD OF ZONING APPEALS DIVISION II**

**April 9, 2024** 

**Case Number: 2024-UV2-004** 

Address: 4117 East New York Street (approximate address)

Location: Center Township, Council District #13

Zoning: C-3 (TOD)

Petitioner: Manjit Singh and Sharma Mohit, by Epifanio Carbajal

Request: Variance of use and development standards of the Consolidated Zoning and

Subdivision Ordinance to legally establish an existing duplex (not permitted) with a zero-foot front yard setback from New York Street (10-feet required).

**Current Land Use:** Duplex dwelling

Staff Recommendation: Staff recommends approval of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

#### **PETITION HISTORY**

This is the first public hearing for this petition.

#### STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

#### **PETITION OVERVIEW**

- ♦ The request would legally establish an existing duplex with a zero-foot front setback, in the C-3 district.
- ♦ The records of the Assessor's Office indicate that the duplex was constructed in 1913 and appears to have been continuously used as a duplex since.
- ♦ The subject site is adjacent to other residential developed properties in the D-5 and C-3 Districts. In Staff's opinion, the request would be consistent with surrounding residential properties.



- Development Standards of the Consolidated Zoning and Subdivision Ordinance, specifically those relating to setbacks and building separation, are intended to ensure orderly development and protect surrounding property values by providing for open buffer areas along lot lines, and to ensure adequate access around buildings.
- The original duplex was constructed with a zero-foot front setback prior to the current ordinance and would have been considered legally non-conforming. The requested zero-foot front setback is similar to what has previously existed and would allow for the structure to be redeveloped as originally developed. Staff believes that the reduced front setback would have no impact on the streetscape or the surrounding property owners.
- Generally, staff supports property improvements if their location and characteristics do not negatively impact adjoining residential areas by causing a nuisance to the surrounding neighborhood. Staff believes that this would be true for this particular variance request, and additionally that no public safety or health risks would come from the grant of this variance.

#### **GENERAL INFORMATION**

Existing Zoning	C-3	
Existing Land Use	Duplex	
Comprehensive Plan	Traditional Neighborhood uses	
Surrounding Context	Zoning	Surrounding Context
North:	C-3	North: Vacant commercial building
South:	C-3	South: Single-Family dwelling
East:	C-3	East: Duplex
West:	C-3	West: Parking lot / undeveloped

Thoroughfare Plan				
East New York Street	Primary Arterial	60-foot existing right-of-way and 78-foot proposed right-of-way.		
Context Area	Compact area			
Floodway / Floodway Fringe	No			
Overlay	Transit Oriented Development			
Wellfield Protection Area	No			
Site Plan	February 28, 2024			
Elevations	N/A			
Landscape Plan	N/A			
Findings of Fact	February 28, 2024			



#### **COMPREHENSIVE PLAN ANALYSIS**

#### **Comprehensive Plan**

The Comprehensive Plan recommends traditional neighborhood uses for the site.

#### Pattern Book / Land Use Plan

• The Marion County Land Use Plan Pattern Book recommends the Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre.

#### Red Line / Blue Line / Purple Line TOD Strategic Plan

• This site is located within ½ mile of the Linwood Stop in the Blue Line TOD Strategic Plan.

#### Neighborhood / Area Specific Plan

Not Applicable to the Site.

#### **Infill Housing Guidelines**

Not Applicable to the Site.

#### **Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

Not Applicable to the Site.

Item 7.



#### Department of Metropolitan Development Division of Planning Current Planning

#### **ZONING HISTORY**

**2010-UV1-015**; **4120 East New York Street (north of site),** requested a variance of use to provide for an automobile sales establishment with automobile repair, **granted.** 

**2007-LNU-022**; **4210-4212 East New York Street (east of site)**, requests a Certificate of Legal Non-Conforming Use to legally establish a two-unit residential structure, in C-3, **granted**.

**2005-UV2-012**; **4021** East New York Street (west of site), requests a Variance of Use and Development Standards of the Commercial Zoning Ordinance to legally establish a printing and sign-making facility, within an existing 1,318.8-square-foot commercial building, and to provide for the construction of a 2,040-square foot addition to the existing building to expand the business, with three off-street parking spaces without proper maneuvering area, and with a twelve-foot by eighteen-foot off-street loading space located in the front yard of Grand Avenue, in C-3, **granted.** 

**98-NC-51**; **136** North Gladstone and **4121** East New York Street (east of site), requests a Certificate of Legal Non-Conforming Use to legally establish five dwelling units in a building, in C-3, granted.

**91-UV3-79**; **4021** East New York Street (west of site), requests a Variance of Use of the Commercial Zoning Ordinance to provide for a continued use of a ten-unit apartment building, in C-3, **granted.** 

**88-V1-82**; **4107 East New York Street (west of site)**, requested a variance of development standards to provide for the development of a gasoline filling station and convenience store with a transitional yard setback of two feet, and a pump island canopy setback of six feet, **granted**.

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## **EXHIBITS**

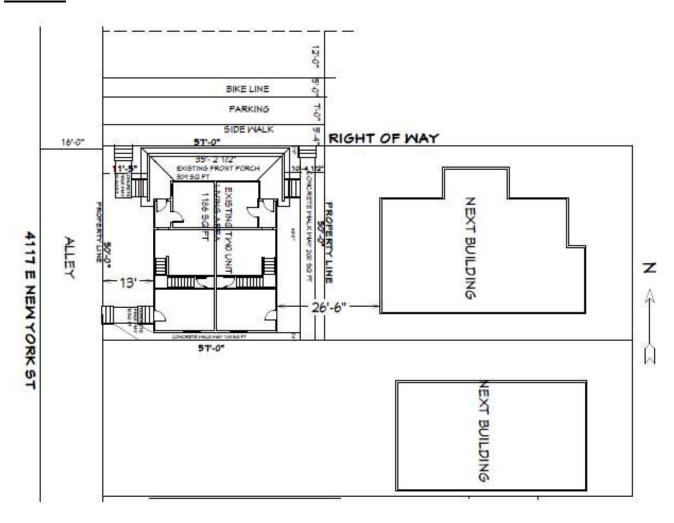
### **Location Map**







### Site Plan







## **Findings of Fact**

Petition Number
METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER METROPOLITAN BOARD OF ZONING APPEALS, Division OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE OF USE
FINDINGS OF FACT
<ol> <li>THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE HE SOBJECT DWELLING IS EXISTING.</li> </ol>
HE SUBJECT DWELLING HAS BEEN USED AS RESIDENTIAL.
HERE WILL BE NO CHANGES TO HABITATION.
2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE THE REMODEL OF THE SUBJECT DWELLING WILL INCREASE ITS VALUE AND CURB APPEAL.
3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE HE SUBJECT PROPERTY IS IN C-3 ZONE WICH DOES NOT PERMIT RESIDENTIAL USE
4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE HE SITE IS RESIDENTIALLY DEVELOPED AND COULD NOT CONTINUE TO BE USED AS SUCH WITHOUT THE VARIENCE.
5, THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN
BECAUSE
HE SUBJECT DWELLING IS EXISTING HE PROPOSED USE WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN RECOMENDATION.
ALE CONTRACTOR AND ADDRESS OF THE CONTRACTOR AND ADDRESS OF THE CONTRACTOR ADDRESS OF THE CONTRA



Petition Number

METROPOLITAN DEVELOPMENT COMMISSION
marrier valiral valiral validation marrier
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division
OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS
FINDINGS OF FACT
The grant will not be injurious to the public health, safety, morals, and general welfare of the
community because:
THE SUBJECT DWELLING IS EXISTING WITH 2'-0' FRONT SET BACK; 2'-0" REAR SETBACK.
10-4 1/2" EAST SIDE SET BACK AND 11'-5" WEST SIDE SETBACK
10-4 1/2 EAST SIDE SET BACK AND 11-5 WEST SIDE SETBACK
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 REMODEL OF THE SUBJECT DWELLING WILL INCREASE ITS VALUE AND CURB APPEAL.
THERE WILL BE NO ADDITIONS TO THE EXISTING STRUCTURE.
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the
use of the property because:
WITHOUT THE GRANT OF THE REQUEST WOULD NOT BE POSSIBLE TO LEGALIZE
THE EXISTING TWO STORY TWO FAMILY DWELLING

DECISION



## **Photographs**



Photo of the Subject Property existing duplex, after on-site fire, looking south.



Photo of adjacent duplex dwelling to the east, looking south.





Photo of adjacent single-family dwelling to the south, looking west.



Photo of adjacent undeveloped lot to the west, looking south.



#### **BOARD OF ZONING APPEALS DIVISION II**

**April 9, 2024** 

Case Number: 2024-UV2-006

**Property Address:** 4111 & 4117 East Washington Street (approximate address)

Location: Center Township, Council District #13

Petitioner: Shepherd Community Inc., by Mindy Westrick Brown & Mark Leach

**Current Zoning:** D-8 / SU-7 (TOD)

> Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex,

being the third primary building on a two parcel lot (one primary use per Request:

parcel permitted) with an 89-foot front yard setback from Washington Street (maximum 19.9-feet permitted) with the primary entry not on the

front façade (required).

**Current Land Use:** Residential

Staff Staff recommends approval of this petition, subject to commitments No. 1

Recommendations:

and 2

Staff Reviewer: Noah Stern, Senior Planner

#### **PETITION HISTORY**

This is the first public hearing for this petition.

#### STAFF RECOMMENDATION

- Staff recommends approval of this petition, subject to the following commitments
  - An access easement shall be dedicated along the private drive immediately to the west of the subject site.
  - 2. The parcels of the subject site shall be platted, filed within one year of approval of the variance, in a manner that results in the proposed dwelling units being located without overlapping any lot lines.

#### PETITION OVERVIEW

- This petition would provide for the construction of a duplex, being the third primary building on a two parcel lot (one primary use per parcel permitted) with an 89-foot front yard setback from Washington Street (maximum 19.9-feet permitted) with the primary entry not on the front facade (required).
- Staff had raised concerns about the as the lack of legal access to the proposed structure, given that it is to be located along a private drive and not public right-of-way, as well as the proposed structure being located atop an existing lot line. The petitioner has addressed these concerns by agreeing to



dedicate an access easement, and acquire a plat approval that plats the lot accordingly, outlined in Commitments 1 and 2. These plans are detailed in the submitted site plan below.

 Staff is in support of the proposed use, as it will serve to increase residential density along the Blue Line TOD corridor of Washington Street. Further, with the same building configuration present immediately to the east of the subject site, being one residential structure located behind two residential lots situated at an intersection, the development is in character with the existing built form of the surrounding context.

#### **GENERAL INFORMATION**

Eviatina Zanina	D-8 / SU-7 (TOD)	
Existing Zoning	` ,	
Existing Land Use	Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	D8	North: Two-family residential
South:	D5	South: Single-family residential
East:	D8	East: Two-family residential
West:	SU-7	West: Charitable organization
Thoroughfare Plan		<u> </u>
East Washington Street	Primary Arterial	78 feet of right-of-way existing and 78 feet proposed
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	3/8/24	
Site Plan (Amended)	4/2/24	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	3/8/24	
Findings of Fact (Amended)	N/A	

#### **COMPREHENSIVE PLAN ANALYSIS**

#### **Comprehensive Plan**

- Marion County Land Use Plan Pattern Book
- Blue Line TOD Strategic Plan



#### Pattern Book / Land Use Plan

 The Marion County Land Use Plan pattern Book recommends the Traditional Neighborhood living typology for this site.

#### Red Line / Blue Line / Purple Line TOD Strategic Plan

• The Blue Line Strategic Plan shows the subject site as approximately ¼ mile from two future Blue Line Stations: East Washington Street-Sherman Drive, and East Washington Street-Linwood Avenue.

#### Neighborhood / Area Specific Plan

Not Applicable to the Site.

#### **Infill Housing Guidelines**

 The Infill Housing Guidelines document recommends using and considering the surrounding context when placing, designing, and orienting new structures.

#### **Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

Not Applicable to the Site.





#### **ZONING HISTORY**

**ZONING HISTORY - SITE** 

N/A

**ZONING HISTORY – VICINITY** 

**2012ZON035**; **4102 E Washington Street (north of site)**, rezoning of 0.26 acres from the C-1 district to the C-3C classification, **approved**.

**2005ZON123**; **4107 E Washington Street (west of site),** rezoning of 5.4 acres from the SU-34, D-5 & I-4U Districts to the SU-7 district to provide for a community center and religious uses, **approved.** 

**2001DV3039**; **4109** E Washington Street (west of site), variance of development standards of the Sign Regulations to provide for an additional 32 square feet of sign copy area to an existing legally established pole sign, being 22 feet in height, nine feet from a dwelling district (minimum 600 feet required), 3.5 feet from Washington Street (minimum 15-foot setback required), and 9 feet from the east property line and 49 feet from the west property line (minimum 50 required), **approved**.

**95-V3-117**; **4121 E Washington Street (east of site)**, variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a 6 foot tall fence within the front yard along Gladstone Avenue (maximum 42 inches in height in the front yard permitted) and to provide for the future extension of the 6 foot tall fence along Gladstone Avenue, **approved**.



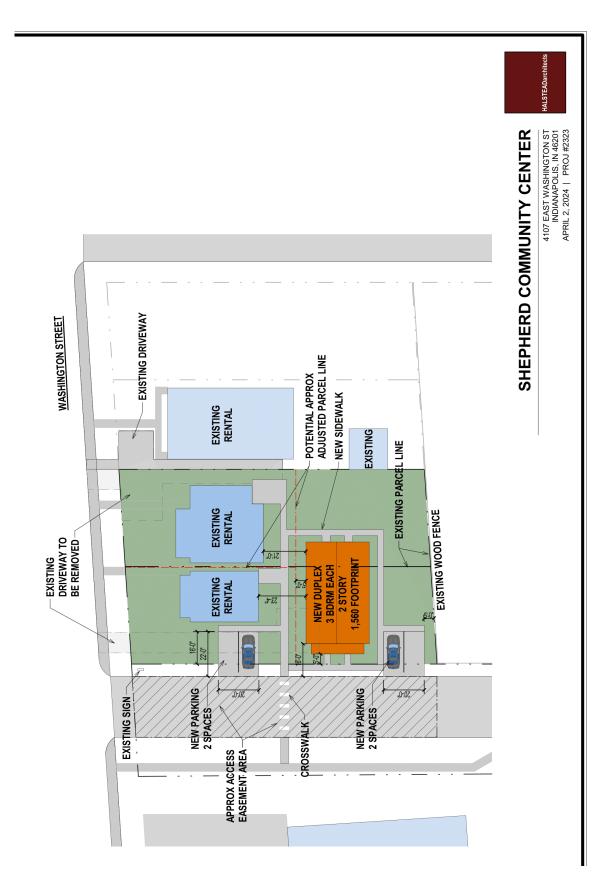


### **EXHIBITS**





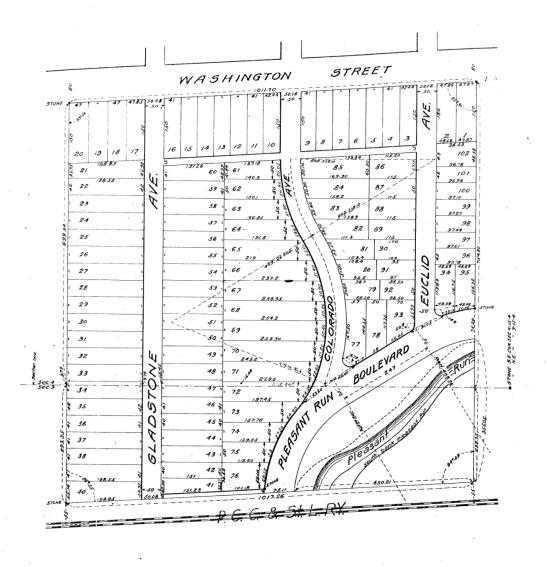








VOL 17 1456147





### MULTIPLE DWELLING PROJECT ANALYSIS DEPARTMENT OF METROPOLITAN DEVELOPMENT DIVISION OF PLANNING

Property Address: 4111 and 4117 E. Washington St.	Date: March 5, 2024
Project Name: Shepherd Community Center Duplex	Date of Plans: March 5, 2024
Zoning Classification: D-8 (TOD)	

	Required Ratios by Ordinance	Computed Ratios
Floor Area Ratio	FAR =	0.67
Open Space Ratio	OSR =	0.92
Livability Space Ratio	LSR=	0.83
Major Livability Space Ratio	MLSR=	n/a
Total Car Ratio	TCR=	1
What to Determine	How to determine it	Determination
Floor Area – FA	From Plans	FA
Land Area – LA	From Plans in square feet	LA
Floor Area Ratio – FAR	FA/LA	FAR
Building Area – BA	From Plans	BA
Usable Roof Areas – URA	From Plans	URA
Uncovered Open Space – UOS	LA-BA+URA	UOS
Covered Open Space – COS	From Plans	COS
Open Space – OS	$UOS + \frac{1}{2}COS$	OS
Open Space Ratio – OSR	OS / FA	OSR
Car Area – CA	From Plans	CA
Livability Space – LS	OS – CA	LS
Livability Space Ratio – LSR	LS / FA	LSR
Major Livability Space – MLS	From Plans	MLS
Major Livability Space Ratio – MLSR	MLS / FA	MLSR
Number of Dwelling Units – DU	From Plans	DU
Number of Parking Spaces – PS	From Plans	PS
Total Car Ratio – TCR	PS / DU	TCR
Gross Density – GD	DU / (LA / 43,560)	GD





























#### STAFF REPORT

# Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2024-UV2-002

Address: 5102, 5111, 5117, 5122, 5127, 5139, 5143 5210 and 5282 East 65<sup>th</sup> Street

(approximate address)

Location: Washington Township, Council District #3

Zoning: I-2

Petitioner: Schmoll Development Company L.P. and Greg Schmoll, by S. Gregory

Zubek

Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance

to provide for the following as primary uses: sports performance training uses; physical fitness and athletics instruction and training;

and dance and gymnastics instruction (not permitted).

The petitioner has filed a timely automatic continuance, continuing this petition to the May 21, 2024 hearing of Division II, in order to further discuss the request with interested parties.

**EDH** 

\*\*\*\*\*



#### **BOARD OF ZONING APPEALS DIVISION II**

April 09, 2024

**Case Number:** 2024DV2010

**Property Address:** 1105 S Harding Street (approximate address)

**Location:** Center Township, Council District #18

**Petitioner:** Saini Brothers & Sons Inc., by Christian Badger

Current Zoning: C-4

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling

station with two single-loaded rows of parking between the building and rightof-way (limited to 1 single-loaded row of parking) and without the required

frontage landscaping (10 trees and 45 shrubs required) or interior landscaping (minimum 8-foot wide landscaped area for a total area of 2,842 square feet

and 15 trees required).

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

#### **PETITION HISTORY**

Request:

A timely automatic continuance request was filed by a registered neighborhood organization in advance of the April 9, 2024 hearing. This petition will now be scheduled for the May 21, 2024 hearing upon acknowledgement by the Board. A full staff report will be available in advance of that hearing date.