

## STAFF REPORT

Department of Metropolitan Development  
Division of Planning  
Current Planning Section

**Case Number:** 2023-CVR-832 / 2023-CPL-832 (Amended)  
**Address:** 2144 East 12th Street (Approximate Addresses)  
**Location:** Center Township, Council District #17  
**Zoning:** D-5  
**Petitioner:** Bybee Holdings LLC, by Jynell D. Berkshire  
**Request:** Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the subdivision of a 5,700 square foot lot into two lots, with:

- a) Lot One containing an area of 2,742 square feet (minimum 5,000 square feet of lot area required);
- b) Lot Two containing an area of 2,968 square feet;

And the construction of a single-family dwelling on each lot, with:

- c) The dwelling on Lot One having a 1.8-foot front yard setback from Jefferson Avenue and a five-foot rear yard setback (minimum 10-foot front setback, 20-foot rear yard setback required); and
- d) The dwelling on Lot Two having a 5.1-foot rear yard setback.

Approval of a Subdivision Plat to be known as Bybee's 12th Street Addition, a replat of Lot 18 in Joseph A. Moore's Addition, subdividing 0.14 acre in to two lots.

### **August 10, 2023**

The petitioner has requested a continuance for cause **from the August 10, 2023 hearing to the August 24, 2023 hearing** to allow more time for revisions to the site plan per staff suggestion.

### **July 13, 2023**

This petition was continued **from the July 13, 2023 to the August 10, 2023 hearing** to allow more time for revisions to the site plan.

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