

STAFF REPORT

**Department of Metropolitan Development
Division of Planning
Current Planning Section**

Case Number: 2023-ZON-024 / 2023-VAR-001
Address: 2802 South Holt Road (*Approximate Address*)
Location: Wayne Township, Council District #16
Petitioner: Maninder Singh
Request: Rezoning of 0.36 acre from the D-5 district to the C-4 district to provide for an automobile body repair shop.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. A six-foot tall perimeter chain link fence with barbed wire (fence height limited to 3.5 feet in front yards, chain link not permitted within front yards in Commercial Districts, chain link within side yards must be coated in vinyl within Commercial Districts, barbed wire prohibited);**
- b. Outdoor Storage and Operations associated with automobile repair (not permitted);**
- c. The permanent location of a portable storage structure (limited to 30 consecutive days);**
- d. Two sliding gates within the clear sight triangles of the vehicular access drives along Farnsworth Street and Holt Road (encroachment of clear sight triangles not permitted); and**
- e. Lack of hard surfaced parking area (hard surfaced parking areas required).**

The petitioner has indicated they are unable to attend the hearing on May 11, 2023, and have asked Staff to make a continuance request on their behalf to the May 25, 2023 hearing. An amended site plan was submitted on April 28, 2023, beyond the deadline for new information. Subsequently, Staff supports this continuance request in order to adequately review the request.

EDH
