

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2023-DV2-017
Address: 717 East 27th Street (approximate address)
Location: Center Township, Council District #17
Zoning: D-8
Petitioner: Lamond Jay Henderson, by Myron Cheeks
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-story duplex on a 50-foot wide lot with an area of 2,737 square feet (three-story not permitted, minimum lot width of 60 feet and area of 7,200 square feet required) and a main floor area of 360 square feet per unit (660 square-foot minimum main floor area required) with a 5.25 front yard setback from 27th Street (minimum 10-foot front yard setback required), a 0.5-foot rear yard setback (20-foot rear yard setback required) and a sidewalk with a zero-foot rear yard setback (five-foot rear yard setback required) having 34% open space (60% open space required).

Staff is recommending this petition be **continued from the August 8, 2023 hearing to the September 12, 2023 hearing** to allow staff additional time to review and discuss changes made to an amended site plan.

MI
