



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 23, 2025

Case Number: 2024-CZN-853 / 2024-CVR-853

Property Address: 420 West 40th Street (Approximate Address)

Location: Washington Township, Council District #7

Petitioner: Edith Glover, by Lester Wiley Carver

Current Zoning: D-5
Rezoning of 0.38-acre from the D-5 district to the C-3 district.

Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing surface parking lot, with a zero-foot front transitional yard setback, with landscaping within the right-of-way (minimum ten-foot transitional yard with landscaping on subject parcel required), and a nine-foot east transitional yard setback (minimum ten-foot transitional yard required).

Current Land Use: Parking Lot

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

Staff is requesting a continuance for cause request to **continue this matter from the from the January 23, 2025, hearing to the February 27, 2025 hearing** to allow time for the petitioner to provide staff with additional information for review.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the February 27, 2025 hearing.