

BOARD OF ZONING APPEALS DIVISION I

October 6, 2026

Case Number: 2026-UV1-020

Property Address: 3503 North College Avenue (approximate address)

Location: Center Township, Council District #8

Petitioner: Duelin Transports LLC, by Sean Mastain

Current Zoning: D-5 / C-3

Request: Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a vehicle storage and commercial parking lot (not permitted) with 0-foot setbacks (10-foot front setback, 7-foot side setback, and 20-foot rear setback required), deficient landscaping (required), and without striping of parking stalls (required), enclosed by a six-foot-tall perimeter chain link fence utilizing barbed wire and within the clear-sight triangle (maximum 3.5-foot-tall fence permitted in front yards, chain link not permitted within front yards, barbed wire not permitted, encroachment into clear-sight triangle not permitted).

Current Land Use: Vacant Paved Lot

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

10/6/26: The petitioner indicated to staff that they would not be available to attend this hearing date. Staff will request a continuance to the November 10th hearing date on their behalf.

9/1/26: A timely automatic continuance request was filed by a registered neighborhood organization. This petition will be automatically continued to the October 6, 2026 hearing date of Division I and a full staff report will be published in advance of that hearing date.