

## **STAFF REPORT**

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

**Case Number:** 2023-DV1-022  
**Address:** 2247 Broadway Street (approximate address)  
**Location:** Center Township, Council District #17  
**Zoning:** D-8  
**Petitioner:** Rueben & Katherine Maust, by Peter Meehan  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a detached carriage house with a 3.5-foot south side yard setback (five-foot setback required).

This petition will require an amendment either for a secondary dwelling greater than 720 square feet, or to permit construction of an accessory structure taller than 24 feet. Which variance will be required will depend on whether the second story will be developed as a secondary dwelling. Floor plans provided to staff show that the second story is intended to be used as a secondary dwelling.

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