



BOARD OF ZONING APPEALS DIVISION I

March 3, 2026

Case Number: 2026-UV1-001
Property Address: 3919 Moller Road (*approximate address*)
Location: Pike Township, Council District #5
Petitioner: Hodges Commons Limited Partnership, by Alex Keller
Current Zoning: MU-1 / C-4

Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 98-unit apartment building and accessory daycare building with a 14-foot front transitional yard (20 feet required), a 47-foot height (45 feet required), deficient transparency (40% required along western and southern facades), deficient primary entry features (1 per 100 feet required along frontages), excess wall plane along frontage (maximum 100 linear feet and 1000 square feet permitted), first-story elevation at street level (2-feet above street level required), removal of heritage trees without prior authorization (not permitted), a deficient Green Factor score (0.22 required), and deficient transitional yard landscaping.

Current Land Use: Undeveloped
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

The development group associated with this petition has since filed the combination petition 2025-CZN-801 and 2025-CVR-801 to allow for this proposed development with fewer variances within the D-10 zoning district. They indicated their desire to have this petition withdrawn, which staff will relay to the Board on their behalf at the March 3rd hearing.