



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

February 27, 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

This petition was continued for cause from the January 23, 2025, hearing to the February 27, 2025 hearing at the request of staff to allow time for the petitioner to provide staff with additional information for review.

The petitioner submitted a written continuance for cause request to **continue this matter from the February 27, 2025, hearing to the March 13, 2025 hearing** to allow additional time for staff to review new information provided to the case file.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the March 13, 2025 hearing.