



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

February 27, 2025

**Case Number:** 2025-CAP-808 / 2024-CVR-808

**Property Address:** 4360 North Keystone Avenue

**Location:** Washington Township, Council District # 8

**Petitioner:** Emay Ayad by Russell L. Brown

**Request:** Modification of Commitments, related to 2019-ZON-027, to modify commitment #4 to read: “there shall be no storage of inoperable, wrecked or junk vehicles. The storage of automobile parts outside shall be prohibited. Such prohibition shall not prohibit the use of Portable Storage Containers for storage of automobile parts” (previous commitment #4 stated that “there shall be no storage of inoperable, wrecked or junk vehicles, and the outside storage of automobile parts shall be prohibited”).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a variance of use to provide for a truck rental business (not permitted), one portable permanent storage container for storage of materials, and one portable temporary storage container for storage of materials (portable storage containers not permitted for more than 30 days).

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

A timely automatic continuance was filed by the petitioner’s representative that would continue these petitions from the February 27, 2025 hearing, to the March 27, 2025 hearing. This would require acknowledgement from the Hearing Examiner.