

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2023-DV3-005
Address: 7548 East Washington Street (approximate address)
Location: Warren Township, Council District #19
Zoning: C-5 (TOD)
Petitioner: Ray Skillman Realty LLC, by Michael Kalberg
Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a car dealership with:

- a) A surface parking lot with a six-foot front yard setback from Washington Street and Mitchner Avenue (25-foot setback required along Connector Frontages), improvements not permitted within the front setback);
- b) A surface parking lot maintaining a 56% width of the lot at the front building line along Washington Street and 64% width of the lot along Mitchner Avenue (40% maximum width of the lot along Connector Frontages);
- c) Three single-loaded rows of parking in front of the building along Washington Street (one double-loaded row of parking permitted);
- d) A building with a 125' front setback from Washington Street and a 30-foot front setback from Mitchner Avenue (maximum 25-foot front yard setback permitted), a 46% width along Washington Street and 13% along Mitchner Avenue (minimum building width of 60% required);
- e) A zero-foot transitional yard along the northern lot line (15-foot transitional yard required); and
- f) Deficient landscaping; and
- g) 29 and 30-foot wide driveway widths (24 feet maximum width permitted).

A timely automatic continuance request was submitted by a registered neighborhood organization **continuing this matter from the February 21, 2023 hearing to the March 21, 2023 hearing.** This would require the Board's acknowledgement.

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