

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-DV3-046 (Amended)
Address: 1321 Sturm Avenue (approximate address)
Location: Center Township, Council District #17
Zoning: D-8
Petitioner: Chase & Kristin Glassburn, by David Kingen & Emily Duncan
Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish the existing two-foot rear yard setback of Lot 24 (15-foot rear setback required); and on Lot 25, provide for:

- a) The construction of a single-family dwelling with a 79-foot setback from Oriental Avenue (maximum setback of 19.9 feet permitted); and
- b) A six-foot fence within the front yard of Oriental Street (maximum 3.5-foot-tall fence permitted); and
- c) A three-foot corner side yard setback (eight-foot corner side yard setback required); and
- d) A 10-foot rear setback (minimum 15-foot rear setback required).

This petition was automatically continued by a registered neighborhood organization, from the November 2022, hearing, to the December 20, 2022, hearing.

A continuance for cause was requested by the petitioner, from the December 20, 2022, hearing, to the January 17, 2023, hearing, to allow time to submit additional information and amend the request.

The petitioner has submitted additional information and variance requests, to amend the request. Therefore, this petition **will need to be continued to the February 21, 2023**, hearing, with additional notice.

The petitioner has requested that this petition **be continued for cause, from the February 21, 2023 hearing to the March 21, 2023 hearing, with additional notice**. The petitioner intends to submit new information to amend the petition a third time requiring new notice. As this will be the fourth continuance for this petition, this will be the last continuance that Staff will support. If the new information is not submitted to Staff for review, in a timely manner prior to February 21, 2023, then this petition should be dismissed.

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