

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2023-DV3-003
Address: 1739 and 1795 North Shadeland Avenue (approximate address)
Location: Warren Township, Council District #19
Zoning: MU-2
Petitioner: VAG Indiana LLC, by Ryan Grassly
Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an enclosed dumpster within the front yard of 18th Street (not permitted); a drive-through within 18 feet of a protected district without the required transitional yard landscaping and screening of service units (25-foot separation required, landscaping required), a stacking space within the front yard of 18th Street (not permitted) and zero-stacking spaces provided at the exit of the service unit (two stacking spaces required); a building with a 28-foot front setback from 18th street, a 12.8% front building line along 18th Street (maximum 25-foot front setback and 60% front building line required along Connector Frontage,), and a 23.9-foot front building line along Shadeland Avenue (40% front building line required along Buffer/Suburban Frontages); on a lot with deficient landscaping.

A registered neighborhood organization has filed a timely automatic continuance, **continuing this petition from the February 21, 2023, hearing, to the March 21, 2023, hearing.** This would require the Board's acknowledgement.

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