

## STAFF REPORT

Department of Metropolitan Development  
Division of Planning  
Current Planning Section

**Case Number:** 2022-CZN-876 / 2022-CVR-876 / 2022-CVC-876  
**Address:** 1507 & 1517 West Vermont Street and 333 Koehne Street  
(*Approximate Addresses*)  
**Location:** Center Township, Council District #16  
**Petitioner:** Own It Enterprise, LLC, by David Kingen and Emily Duncan  
**Request:** Rezoning of 0.62 acre from the D-8 (RC) district to the CBD-2 (RC) district.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a side and rear yard setback of zero feet when abutting an alley (ten-foot required).

Vacation of the first alley east of Koehne Street, being 12 feet in width, from the south right-of-way line of Vermont Street, being the northeast corner of Lot 47 in Lentz Heirs Addition, Recorded in Plat Book 11, Page 69 in the Office of the Recorder of Marion County, Indiana, south a distance of 109 feet to the southeast corner of Lot 45 in said subdivision, with a waiver of the assessment of benefits.

Vacation of an irregular portion of White River Parkway West Drive located at the southwest intersection of Vermont Street and White River Parkway West Drive totaling 0.12 acres, with a waiver of the assessment of benefits.

Staff expects the petitioner to submit a request to **continue** this matter to provide time to meet with a city department. As of this writing, the requested hearing date has not been submitted to the staff. A staff report will be available prior to that hearing.

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