



**BOARD OF ZONING APPEALS DIVISION II**

**November 12, 2024**

**Case Number:** 2024-UV2-026 (Amended)  
**Property Address:** 2355 North Meridian Street (approximate address)  
**Location:** Center Township, Council District #12  
**Petitioner:** Zaremba Group, by Joseph D. Calderon  
**Current Zoning:** C-4 (TOD) (RC)

**Request:** Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile service or repair facility (not permitted) with a front building line of 61.7 percent (80 percent required) with parking located 15 feet from Meridian Street and 26 feet from 24th Street with portion not located to the rear of the building (50-foot setback, location behind building required), 24-foot and 25-foot driveway widths accessing Meridian Street and 24<sup>th</sup> Street (16 feet permitted, curb cut for accessory parking access not exclusively from an improved alley), one primary entry (two required), and deficient landscaping.

**Current Land Use:** Vacant

**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

**November 12, 2024:** The petitioner has indicated that they will withdraw this petition from consideration by the Board and will make that request on the day of the hearing.

**October 8, 2024:** Between the time of the previous continuance and this hearing date, the interpretive decision was made by the Interim Current Planning Administrator that the proposed use would be more accurately considered an automobile service or repair facility as opposed to a retail sales facility. Staff is requesting a continuance to the November 12<sup>th</sup> hearing date to allow for amended notice to be sent by the applicant reflecting the use variance request. A full staff report will be made available in advance of that date.

**September 10, 2024:** An additional zoning non-conformity was noted by staff during the review process for this petition that would need to be mentioned within the variance request. This will require a continuance to the October 8<sup>th</sup> hearing per petitioner request. A full staff report will be made available in advance of that date.