

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2023-CZN-863 / 2023-CAP-863 / 2023-CVR-863 / 2023-CPL-863
Address: 1228, 1232, 1302 and 1306 East 10th Street (*Approximate Addresses*)
Location: Center Township, Council District #17
Petitioner: Structure Midwest, LLC, by Russell L. Brown and Elizabeth Bentz Williams
Requests: Rezoning of 0.41 acres from the MU-1 and D-8 districts to the D-8 district.

Termination of Commitments related to 2019-CZN/CVR-821 to provide for a new two-family dwelling development (previous commitments required four-foot side setbacks for single-family detached dwellings).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for front yard setbacks of nine feet and side yard setbacks of three feet for a six-unit, two-family dwelling development (setback range of 10-19.9 feet required, five-foot side yard required).

Approval of a Subdivision Plat to be known as Windsor on 10th, dividing 0.41 acres into three duplex lots (six units).

These petitions will need to be **continued from the December 14, 2023 hearing, to the December 28, 2023 hearing**, to provide time to amend the variance of development standards request and provide new notice.

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