

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-DV3-046
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) No front entry feature on the front façade (entry feature required); and
- e) Zero street trees (five required) and no planting beds in the front yard (20% of front yard must be occupied by planting beds).

A timely automatic continuance was filed by a registered neighborhood organization, continuing this petition from the November 2022, hearing, to the December 20, 2022, hearing.

In addition, the petitioner has indicated their intent to amend the petition, so the continuance will be with new notice.

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