

**Case Number:** 2026-UV1-008

**Property Address:** 1852 Shelby Street (*approximate address*)

**Location:** Center Township, Council District #18

**Petitioner:** The8Forty, LLC, by Justin Kingen

**Current Zoning:** MU-1 (TOD)

**Request:** Variance of use to allow for single-family attached dwellings in the MU-1 district (not permitted) and a variance of development standards to allow for a 37.5-foot-wide lot (50-foot minimum lot width required), a 12-foot front building line (0-10 feet required), lack of a primary entrance feature on the front façade (not permitted), a front building line encompassing 42.66% of the lot width (minimum 80% required), a trash enclosure within the 15-foot rear yard setback (not permitted), and a 5-foot side yard setback (minimum 10-foot side yard setback required).

**Current Land Use:** Undeveloped

**Staff Reviewer:** Josh Levesque, Senior Planner

## PETITION OVERVIEW

- A registered neighborhood organization has filed a timely automatic continuance. This petition has been automatically continued to the June 2<sup>nd</sup>, 2026 BZA I hearing.