



BOARD OF ZONING APPEALS DIVISION II

October 8, 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 allowed) 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 24th Street (16 feet permitted), one primary entry (two required), and deficient landscaping.

Current Land Use: Vacant

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

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 12th 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 8th hearing per petitioner request. A full staff report will be made available in advance of that date.