

**BOARD OF ZONING APPEALS DIVISION III**

**July 15, 2025**

**Case Number:** 2025-UV3-020

**Property Address:** 3615 South Rural Street (*approximate address*)

**Location:** Perry Township, Council District #19

**Petitioner:** Lopez Rentals LLC, by Maurice R. Scott

**Current Zoning:** D-A

**Request:** Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for operation of an event center (not permitted) without bicycle parking (minimum of 10% of required vehicle parking spaces required) with a gravel parking area (hard surfacing required) and a five foot- north side yard setback and a 10-foot rear yard setback (30-foot side, 75-foot rear yard setback required) with individual parking stalls containing 162 square feet (180 square feet required).

**Current Land Use:** Residential

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

**PETITION HISTORY**

Additional information provided by the petitioner to staff on July 1<sup>st</sup> confirmed the need for an additional variance of development standards related to required parking maximums. The applicant will need to proceed with either amending the site plan to reduce parking below the maximum or with the mailing of amended notice reflecting this variance. In either case, a continuance would be required to the August 19<sup>th</sup> hearing date of Division III of the BZA to either allow staff time to review amended plans or to allow for the required 23 days between notice mailing and the hearing date.