

STAFF REPORT

**Department of Metropolitan Development
Division of Planning
Current Planning Section**

Case Number: 2024-CZN-811 / 2024-CPL-811
Address: 35 East Morris Street (approximate address)
Location: Center Township, Council District #18
Zoning: D-5
Petitioner: Living Log Aquatic Services, LLC, by Matthew Kerkhof
Request: Rezoning of 0.42-acre from the D-5 district to the MU-2 district for a restaurant.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor seating area with a zero-foot south side yard transitional yard (minimum 15-foot required), a trash enclosure within the front yard along Union Street (not permitted), to establish a surface parking lot in front of the building along Morris Street (25-foot setback required and 40% maximum of lot width behind front building line), a barbeque pit with a five-foot front yard setback from Charles Street, located in front of the primary building (accessory structures not permitted within the front yard).

Staff requests a **continuance of this matter from the March 28, 2024 hearing to the April 11, 2024 hearing** to allow time to revise the site plan and the Findings of Fact.

BB
