

## **STAFF REPORT**

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

**Case Number:** 2023-UV1-019  
**Address:** 2994 North Arlington Avenue (approximate address)  
**Location:** Warren Township, Council District #13  
**Zoning:** C-3  
**Petitioner:** Roys Towing LLC, by David E. Dearing  
**Request:** Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an automobile sales and repair business, per the plan of operation (not permitted), and a six-foot tall chain link fence and security gates within the front yard of Arlington Avenue and 30<sup>th</sup> Street (maximum height of 3.5-feet permitted, chain link fencing not permitted in front yards) and encroaching within the driveway and intersection clear sight triangles along Arlington and 30<sup>th</sup> Street (encroachment of clear sight triangles not permitted).

A Registered Neighborhood Organization has filed an automatic continuance, continuing this petition to the November 14, 2023, hearing of Division I.

EDH

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