Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION I — November 10, 2026

Case Number:	2026-UV1-020
Property Address:	3503 North College Avenue (approximate address)
Location:	Center Township, Council District #8
Petitioner:	Duelin Transports LLC, by Sean Mastain
Current Zoning:	D-5 / C-3
Request:	Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a vehicle storage and commercial parking lot (not permitted) with 0-foot setbacks (10-foot front setback, 7-foot side setback, and 20-foot rear setback required), deficient landscaping (required), and without striping of parking stalls (required), enclosed by a six-foot-tall perimeter chain link fence utilizing barbed wire and within the clear-sight triangle (maximum 3.5-foot-tall fence permitted in front yards, chain link not permitted within front yards, barbed wire not permitted, encroachment into clear-sight triangle not permitted).
Current Land Use:	Vacant Paved Lot
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

10/6/26: Staff requested a continuance on the petitioner's behalf (they were out of town on hearing date). On November 3rd, the petitioner's representative indicated in writing their intent to **withdraw** the request from consideration. This withdrawal will be acknowledged at the November 10th hearing date.

9/1/26: A timely automatic continuance was filed by a registered neighborhood group.