

## STAFF REPORT

Department of Metropolitan Development  
Division of Planning  
Current Planning Section

**Case Number:** 2023-DV3-003  
**Address:** 1739 and 1795 North Shadeland Avenue (approximate address)  
**Location:** Warren Township, Council District #19  
**Zoning:** MU-2  
**Petitioner:** VAG Indiana LLC, by Ryan Grassly  
**Request:** Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of an enclosed dumpster within the front yard of 18<sup>th</sup> Street (not permitted); a drive-through within 18 feet of a protected district without the required transitional yard landscaping and screening of service units (25-foot separation required, landscaping required), a stacking space within the front yard of 18<sup>th</sup> Street (not permitted) and zero-stacking spaces provided at the exit of the service unit (two stacking spaces required); a building with a 28-foot front setback from 18<sup>th</sup> street, a 12.8% front building line along 18<sup>th</sup> Street (maximum 25-foot front setback and 60% front building line required along Connector Frontage, ), and a 23.9-foot front building line along Shadeland Avenue (40% front building line required along Buffer/Suburban Frontages); on a lot with deficient landscaping.

This petition was automatically continued by a registered neighborhood organization from the February 21, 2023, hearing, to the March 21, 2023, hearing.

The petitioner **has requested that this petition be withdrawn.** This would require the Board's acknowledgment.

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