

## STAFF REPORT

Department of Metropolitan Development  
Division of Planning  
Current Planning Section

**Case Number:** 2023-DV1-034  
**Address:** 517 Prospect Street (approximate address)  
**Location:** Center Township, Council District #16  
**Zoning:** D-8  
**Petitioner:** K&D Epic Holdings LLC, by Mark and Kim Crouch  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a multi-unit house on a 30-foot wide 2,700 square-foot lot (minimum 35-foot lot width and lot area of 3,500 square feet required), with a zero-foot front yard setback without landscaping and primary entries being on the side façade (minimum 10-foot front yard setback and landscaping required, primary entries required on front façade).

The petitioner notified staff that they will be requesting a continuance for cause to address changes to the site development. Since a hearing date has not been confirmed by the petitioner, staff **recommends this petition be continued to the September 5, 2023 hearing.**

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