



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 15, 2024

Case Number: 2024-CVR-826 / 2024-CPL-826

Property Address: 1150 East New York Street (approximate address)

Location: Center Township, Council District #13

Petitioner: Ronin Highland Park, LLC, by Jynell D. Berkshire

Current Zoning: D-8

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction five single-family attached dwellings, each with a zero-foot front setback along New York Street (front setback ranging from 10 feet to 19.9 feet required), building height of 46 feet (maximum 40 feet permitted), an 18-foot encroachment into the clear sight triangle of New York Street and an 11-foot encroachment into the clear sight triangle of Highland Avenue (not permitted), with deficient landscaping (50% living material required).

Approval of a Subdivision Plat to be known as Elevate Highland Park Subdivision, subdividing 0.20-acre into five single-family attached lots.

Current Land Use: Undeveloped

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued from the July 11, 2024 hearing to the August 15, 2024 hearing at the request of the petitioner to provide additional time to work with staff.

The petitioner submitted a written request for a second **continuance for cause from the August 15, 2024 hearing to the September 12, 2024 hearing** to allow additional time to make adjustments to the proposal. Staff has no objection to this continuance request.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition will be continued to the September 12, 2024 hearing.