



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 23, 2024

Case Number: 2024-CAP-815 / 2024-CVR-815 (amended)

Property Address: 2439 and 2455 Dr. Martin Luther King, Jr. Street

Location: Center Township, Council District #12

Petitioner: Meridian Lodge #33 and NWQOL Holding Company LLC, by Bryan Conn

Request: Modification of Development Statement and Site Plan related to 2020-ZON-067 to provide for a four-story multi-family, with supportive services development, with 32 dwelling units for persons experiencing homelessness, community meeting space, mental health services, employment assistance, health and wellness programs, life skills training and development, and a food pantry for residents.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a four-story multi-family, supportive services, and community space building, with 39% transparency on the west façade (minimum 40% transparency required on facades within 50 feet of a local, collector or arterial street), with 6% transparency on the north façade, with 25% transparency on the east façade, with 0% transparency on the south façade (minimum 40% transparency required within 50 feet of a public pedestrian entrance), with a front yard setback of five feet (minimum 10 feet required), a north side yard setback of three feet (minimum 10-foot side yard setbacks required), and a 48-foot-tall building (38-foot-tall building permitted).

Staff Reviewer: Kathleen Blackham, Senior Planner

CONTINUANCE

The Hearing Examiner continued these petitions from the May 9, 2024 hearing, to the May 23, 2024 hearing, and to the June 13, 2024 hearing, at the request of staff to provide additional time for discussion with the petitioner's representative and architect.

The Hearing Examiner continued these petitions from June 13, 2024 hearing, to the July 25, 2024 hearing, with notice, because of amendments to the variance request. Staff has discovered another amendment to the variance petition that will require new notice. Therefore, staff is requesting a **continuance of these petitions from the July 25, 2024 hearing, to the August 29, 2024 hearing, with notice.**