



BOARD OF ZONING APPEALS DIVISION II

August 11, 2026

Case Number: 2026-DV2-022 (Amended)
Address: 200 and 206 North Rural Avenue (approximate address)
Location: Center Township, Council District #13
Zoning: D-9 (TOD)
Petitioner: Englewood Community Development Corporation
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a medium apartment building development with a minimum lot area of 9,422 square feet (minimum lot area 12,000 square feet required), with a minimum lot width of 75 feet (minimum lot width 100 feet required), with five off-street parking spaces provided (19 off-street parking spaces required), and to provide for minimum livability space ratio of 0.34 (minimum 0.75 required), and for a floor area ratio of 1.08 (maximum 0.50 permitted).

Current Land Use: Vacant lot

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

The petitioner has requested that this petition be continued for cause from the August 11, 2026, hearing, to the September 8, 2026, hearing to allow time to amend the petition and provide new notice.