



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

June 27, 2024

**Case Number:** 2024-CZN-824 / 2024-CVR-824  
**Property Address:** 1402 Shelby Street  
**Location:** Center Township, Council District #18  
**Petitioner:** Carnivore Properties, LLC, by Emily Duncan and David Kingen  
**Current Zoning:** MU-1 (TOD)  
**Request:** Rezoning of 0.14-acre from the MU-1 (TOD) district to the MU-2 (TOD) district.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero off-street parking spaces (minimum 15 spaces required), to legally establish a zero-foot rear transitional yard setback, without landscaping (minimum 15-foot rear transitional yard required, and to legally establish a three-foot north side yard setback along an alley (minimum 10-foot side setback required along an alley)

**Current Land Use:** Commercial uses  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

Staff is requesting a **continuance from the June 27, 2024 hearing, to the July 25, 2024 hearing**, to provide additional time for discussions with the petitioner's representative.