



BOARD OF ZONING APPEALS DIVISION I

August 6, 2024

Case Number: 2024-UV1-011
Property Address: 5151 South Franklin Road (approximate address)
Location: Franklin Township, Council District #25
Petitioner: Zahn Real Estate LLC, by Joseph D. Calderon
Current Zoning: I-2

Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for warehousing with outdoor storage within zero-feet of a protected district (not permitted within 500 feet of protected districts) and 247% the size of the gross floor area of enclosed buildings (25% maximum allowed) with deficient transitional yard landscaping and 33 parking spaces (59 spaces required), and the construction of several buildings with a minimum of an eight-foot transitional side yard and 20-foot rear transitional yard (50 feet required) and a 30-foot front transitional yard (100 feet required).

Current Land Use: Industrial
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

September 3, 2024: A timely automatic continuance request was filed by a registered neighborhood group in advance of the hearing date to allow additional time for discussion. The request will be amended in advance of the new hearing date of October 1, 2024.

August 6, 2024: An automatic continuance request was filed by the petitioner to continue this petition to the September 3, 2024 meeting to allow time for additional discussion with staff and neighborhood groups that will likely result in amendments to the scope and plans. A full staff report will be available in advance of the September hearing date.
