

Board of Zoning Appeals Division I

July 7, 2026

Case Number: 2026-UV1-008

Property Address: 1852 Shelby Street (*approximate address*)

Location: Center Township, Council District #18

Petitioner: The8Forty, LLC, by Justin Kingen

Current Zoning: MU-1 (TOD)

Request: Variance of use to allow for single-family attached dwellings in the MU-1 district (not permitted) and a variance of development standards to allow for a 37.5-foot-wide lot (50-foot minimum lot width required), a 12-foot front building line (0-10 feet required), lack of a primary entrance feature on the front façade (not permitted), a front building line encompassing 42.66% of the lot width (minimum 80% required), and a trash enclosure within the 15-foot rear yard setback (not permitted).

Current Land Use: Undeveloped

Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

A registered neighborhood organization previously filed a timely automatic continuance from the May 12th to the June 2nd BZA I hearing. Staff previously requested a continuance for cause to the July 7th, 2026, hearing. Petitioner is requesting a one-month continuance to the August 4th, 2026, BZA I hearing.