



BOARD OF ZONING APPEALS DIVISION I

September 2, 2025

Case Number: 2025-DV1-040
Address: 3725 West 21st Street (approximate address)
Location: Wayne Township, Council District #11
Zoning: D-5
Petitioner: Maria Del Rocio Cortez-Garcia, by Josh Smith
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a five-foot rear yard setback and to legally establish an existing detached garage within the front yard of Rochester Avenue (20-foot rear yard setback required, accessory buildings within front yards not permitted).

Current Land Use: Single Family Dwelling

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

Staff is requesting that this petition be **continued to the October 7, 2025**, hearing, to allow time to amend the request, and provide new notice, as a result of an updated site plan.