



BOARD OF ZONING APPEALS DIVISION III

September 17, 2024

Case Number: 2024-DV3-026

Property Address: 7140 and 7142 East Washington Street (approximate address)

Location: Warren Township, Council District #14

Petitioner: Fieldstone Financial LLC and 7142 East Washington LLC, by Joseph D. Calderon

Current Zoning: C-4 (TOD)

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station with 16 pump islands/service areas (eight permitted) with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with a front building line encompassing 37.1 percent of the lot width (60 percent required) and deficient first floor transparency (40 percent required).

Current Land Use: Commercial

Staff Recommendations: Staff has no recommendation for this petition

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This is the first public hearing for this petition.
- A timely automatic continuance was filed by a registered neighborhood organization, continuing this petition to the October 15, 2024 BZA III hearing.