

BOARD OF ZONING APPEALS DIVISION II

January 13, 2025

Case Number: 2025-DV2-035

Property Address: 5100 Knollton Road (approximate address)

Location: Washington Township, Council District #2

Petitioner: John & Jane Murphy, by Justin and David Kingen

Current Zoning: D-2 (FW) (FF)

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on a lot with 50 feet of street frontage (75 feet required) and a driveway with a front yard setback of 12 feet from Roland Drive, with an accessory structure within the front yard of Roland Drive (accessory structures may not be within front yards).

Current Land Use: Vacant

Staff Recommendations: N/A

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- The petition was continued from the October 14th, 2025 hearing to the November 18, 2025 BZA Division II hearing, as well as from the November hearing date to the January 13, 2026 BZA Division II hearing.
- The petitioner has indicated their intention to file a replat petition and apply for recording of an extension of right-of-way, which would result in their ability to develop the site without the need for variances. The petitioner will plan to ask for a continuance to the April 14th, 2026 hearing date to allow for them to have a plat petition filed and approved which may obviate the need for variances.