

BOARD OF ZONING APPEALS DIVISION III

January 21, 2025

Case Number: 2024-UV3-016
Property Address: 425 & 435 South Gibson Avenue (*approximate address*)
Location: Warren Township, Council District #20
Petitioner: Oscar Garcia Cruz, by Steven A. Brown
Current Zoning: D-2

Request: Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the storage and occupancy of more than two recreational vehicles for more than 15 days per year (maximum of two recreational vehicles may be parked outside per lot, may not be occupied for more than 15 days) within gravel parking areas (hardscaping required) and the location of a six-foot tall privacy fence within the front yard of Gibson Avenue and encroaching within the clear sight triangle of the driveway (limited to 3.5-foot tall, encroachment of clear sight triangles not permitted).

Current Land Use: Residential / Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

1/21/24: A timely automatic continuance request was filed by a registered neighborhood organization to have this petition moved to the February 18th hearing a date. A full staff report will be made available in advance of that hearing date.

11/19/24: The petitioner is planning to request a continuance for this petition from the November 19th hearing date to the January 21st, 2025, hearing date to allow for time for sufficient notice to be sent and given that the owner will be out of the county for the December Division III hearing date. Staff is supportive of this request but would likely not be supportive of additional continuance requests beyond January. A full staff report will be made available in advance of the January hearing date.