

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2023-CZN-803 / 2023-CVR-803 (Amended)
Address: 3601 North Kitley Avenue and 6535 Massachusetts Avenue (*Approximate Addresses*)
Location: Warren Township, Council Districts #13
Petitioner: Diego Diaz Huijon, by Joseph D. Calderon
Request: Rezoning of 7.9 acres from the D-3 district to the C-S district to legally establish a commercial building contractor with outside storage, accessory uses related to the building contractor and two single-family dwellings with residential accessory uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a front building setback of 338 feet from Massachusetts Avenue (65-foot maximum permitted) and outside storage with a zero-foot setback from the east and west property lines (10-foot transitional yard/side yard required).

A registered neighborhood organization has submitted an automatic continuance request, continuing this petition **from the October 26, 2023, hearing to the November 16, 2023, hearing**. A staff report will be provided prior to that hearing.

JY/ klh
