



**BOARD OF ZONING APPEALS DIVISION III**

**November 19, 2024**

**Case Number:** 2024-DV3-029  
**Property Address:** 405 Fintail Drive (*approximate address*)  
**Location:** Warren Township, Council District #20  
**Petitioner:** Thunderbird CC Land Partners LLC, by Brian J. Tuohy  
**Current Zoning:** I-3  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a 20.87-acre motor truck terminal (maximum 10-acres permitted).  
**Current Land Use:** Undeveloped  
  
**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

The site layout provided to staff for this development scenario shows parcel boundaries that do not match the legal description and subdivisions previously approved under 2023PLT032. Additionally, approval of the previous variance 2022DV3011 required administrative approval of plans showing a multi-purpose path connection to the Pennsy Trail; this trail connection has not yet been shown, and the grant of the previous variance (allowing parking and loading spaces in front yards) would be relevant for this petition. Filing and approval of (a) a new plat petition and (b) a new administrative approval showing the trail connection would be required before this variance could be heard, and a continuance request to the December 17<sup>th</sup> hearing date to facilitate those approvals. A full report will be made available in advance of the new hearing date.