



Department of Metropolitan Development
Division of Planning
Current Planning

Board of Zoning Appeals Division III

July 21, 2026

Case Number: 2026-UV3-007

Property Address: 1531 Hunter Road (*approximate address*)

Location: Warren Township, Council District #20

Petitioner: Joel Gomez & Asuncion Caballero, by Arnoldo Gonzalez

Current Zoning: D-A

Request: Variance of Use to allow for a 240 foot by 140 foot soccer field with accessory parking and structures (outdoor recreation not permitted within D-A) and a variance of development standards to provide for a side setback of 21 feet and 9 inches (minimum 30 feet required), a rear setback of 21 feet and 6 inches (minimum 75 feet required), to provide for a fence taller than 6 feet (not permitted in D-A), and deficient bike parking (greater of 3 spaces or 10% of required off-street parking spaces required).

Current Land Use: Single-family residential

Staff Reviewer: Josh Levesque, Senior Planner

PETITION OVERVIEW

Petitioner is requesting a one-month continuance to the August 18th BZA III hearing to allow for ongoing conversations with community members and to discuss easement matters with AES.