

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2023-CZN-802 / 2023-CVR-803
Address: 3601 North Kitley Avenue (*Approximate Addresses*)
Location: Warren Township, Council Districts #13
Petitioner: Diego Diaz Huijon, by Joseph D. Calderon
Request: Rezoning of three acres from the D-3 district to the C-S district to legally establish a commercial building contractor with outside storage and a single-family dwelling.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a lot with zero feet of street frontage (50 feet required), 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).

This petition should be **continued from the September 14, 2023 hearing to the October 12, 2023 hearing** to provide time for the petition to amended. Because additional acreage will be added to the request, the continuance should be made "with notice."

klh
