



BOARD OF ZONING APPEALS DIVISION II

March 10, 2026

Case Number: 2026-DV2-003
Property Address: 6801 Stanley Road (approximate address)
Location: Decatur Township, Council District #21
Petitioner: Claudia and Garcia Aboyetes & Jose M. Chicas, by David Gilman
Current Zoning: D-3

Request: Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for the construction of a second primary dwelling on a lot (not permitted) with the provision of a septic system for each dwelling (connection to public or semipublic sanitary sewer facilities required), and to legally establish a detached accessory structure with a 5.3-foot north side yard setback (minimum 6-foot side yard required).

Current Land Use: Residential
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

The petitioner has indicated their intent to file a companion plat alongside this petition to remove the need for a Variance of Use related to the construction of a second primary dwelling on the lot. The petition 2026-DV2-003 will be withdrawn at the March 10, 2026 hearing date, and the fees and documents associated with that submittal will be put toward a new, combination variance and plat case to be heard before the Hearing Examiner.