

**BOARD OF ZONING APPEALS DIVISION III**

**June 17, 2025**

**Case Number:** 2025-DV3-020

**Property Address:** 4102 Madison Avenue (approximate address)

**Location:** Perry Township, Council District #23

**Petitioner:** Sanchez Family Inc., by Kevin Lawrence

**Current Zoning:** C-4 (TOD)

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eating establishment with a parking area with zero-foot setbacks from Castle Avenue and Madison Avenue, no frontage landscaping, and three spaces maneuvering within the right-of-way of Castle Avenue (15 spaces and landscaping required, maneuvering within street rights-of-way not permitted).

**Current Land Use:** Commercial

**Staff Recommendations:** N/A

**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- The petitioner has filed a timely automatic continuance, continuing this petition to the July 15, 2025 BZA Division III hearing.