

BOARD OF ZONING APPEALS DIVISION I

December 5, 2023

Case Number: 2023-UV1-021

Property Address: 7040 Rockville Road (approximate address)

Location: Wayne Township, Council District #15

Petitioner: Donald P. Quass, by David Gilman

Current Zoning: D-3

Request: Variance of use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a secondary dwelling unit, without an owner living on site (not permitted), with a zero-foot west side yard setback (six-foot side yard setback required).

Current Land Use: Residential

Staff Recommendations: Staff **recommends approval** of the zero-foot west side yard setback; however, Staff **recommends denial** of the remainder of the petition

Recommended Motion: Motion to approve petition 2023UV1021

Staff Reviewer: Noah Stern, Associate Planner

PETITION HISTORY

ADDENDUM FOR DECEMBER 5, 2023 BZA I HEARING

- This petition was continued from the November 14, 2023 hearing to the December 5, 2023 hearing for additional variance requests. The petitioner did not meet the publishing deadline for this hearing and the petition will, therefore, need to be continued to the January 2, 2024 BZA I hearing.

STAFF RECOMMENDATION

Staff **recommends approval** of the zero-foot west side yard setback; however, Staff **recommends denial** of the remainder of the petition.

PETITION OVERVIEW

- This petition would provide for a secondary dwelling unit, without an owner living on the site (not permitted), with a zero-foot west side yard setback (six-foot side yard setback required).