



**BOARD OF ZONING APPEALS DIVISION II**

**April 9, 2024**

**Case Number:** 2024-DV2-011

**Property Address:** 4233, 4235 and 4237 Evanston Avenue (approximate address)

**Location:** Washington Township, Council District #8

**Petitioner:** K&D Epic Holdings LLC, by David Gilman

**Current Zoning:** D-5 (W-1)

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on each 40-foot-wide lot (60-foot lot width required) containing a minimum lot area of 4,750 square feet (7,200 square feet required) with a front setback ranging from 21 feet to 31 feet and a 7.25 rear yard setback (maximum 19.9-foot front setback permitted, 20-foot rear setback required).

**Current Land Use:** Vacant

**Staff Recommendations:** Staff has no recommendation for this petition

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

**PETITION HISTORY**

- The petitioner is requesting a continuance to allow for revision of the site plan. Additionally, the petitioner is requesting a transfer from the May 21, 2024 BZA Division II hearing to the May 14, 2024 BZA Division I hearing.