



**BOARD OF ZONING APPEALS DIVISION III**

**July 15, 2025**

**Case Number:** 2025-DV3-024  
**Address:** 2747 North Emerson Avenue (approximate address)  
**Location:** Warren Township, Council District #9  
**Zoning:** I-2 (FW) (FF)  
**Petitioner:** Pridgen Property Holdings LLC S, by Joseph D. Calderon  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a waiver of the requirement to install pedestrian connectivity between a freestanding building and the existing sidewalk network along the right-of-way of Emerson Avenue (required).

**Current Land Use:** Undeveloped

**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

This is the first public hearing for this petition.

This petition was automatically **continued to the July 15, 2025, hearing**, from the August 19, 2025, hearing, at the request of a Registered Neighborhood Organization. This would require the Board's acknowledgement.