

**BOARD OF ZONING APPEALS DIVISION III**

**July 15, 2025**

**Case Number:** 2025-DV3-025

**Property Address:** 980 South Kitley Avenue (approximate address)

**Location:** Warren Township, Council District #20

**Petitioner:** 980 Kitley LLC, by David Gilman

**Current Zoning:** I-4 / I-3

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a freestanding building with a two-foot front yard setback from Kitley Avenue (60 feet required), without required landscaping and sidewalk installation.

**Current Land Use:** Industrial

**Staff Recommendations:** N/A

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

**PETITION HISTORY**

- This petition is required to be continued to the August 12, 2025 BZA Division III hearing due to insufficient notice.