

BOARD OF ZONING APPEALS DIVISION III

October 17, 2023

Case Number: 2023-DV3-035

Property Address: 2305 North Leland Avenue (approximate address)

Location: Warren Township, Council District #13

Petitioner: Philip Chambers, by Pat Rooney

Current Zoning: I-2

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wooden privacy fence with a height ranging between 8.5-feet to 9.5 feet tall within the front yards and clear sight triangle of the intersection of Leland Avenue and 23rd Street (maximum fence height of 3.5-foot tall permitted, encroachment of clear sight triangles not permitted).

Current Land Use: Light Industrial

Staff Recommendations: Staff recommends denial of this petition

Recommended Motion: Motion to approved petition 2023DV3035

Staff Reviewer: Noah Stern, Associate Planner

PETITION HISTORY

Due to the Petitioner not meeting the mailed notice requirement, this petition requires a continuance to the November 28, 2023 BZA Division III hearing.

STAFF RECOMMENDATION

Staff recommends denial of this petition.

PETITION OVERVIEW

- This petition would provide for a wooden privacy fence with a height ranging between 8.5 to 9.5 feet tall within the front yards and clear sight triangle of the intersection of Leland Avenue and 23rd Street (maximum fence height of 3.5 feet permitted, encroachment of clear sight triangle not permitted).