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**BOARD OF ZONING APPEALS DIVISION I**

February 3, 2026

**Case Number:** 2025-DV1-052 (Amended)  
**Property Address:** 4105 West 93<sup>rd</sup> Street (approximate address)  
**Location:** Pike Township, Council District #1  
**Petitioner:** V 465 LLC, by John B. Gregg  
**Current Zoning:** I-2 / MU-1  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a warehouse exceeding one double-loaded row of parking in front of a building (not permitted) and the removal of heritage trees without prior authorization (not permitted).  
**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

**2/3/26:** Per amended documentation, the petition was amended to remove one previously requested variance and to add another one related to parking within a front yard. In order to allow time for the amended notice to be sent, as well as to allow time for additional discussion and generation of supporting documents, staff will plan to request a continuance to the March 3, 2026 hearing date. A full staff report will be made available in advance of that hearing.

**1/6/26:** The petitioner indicated their intent to request a continuance to the February 3, 2026 hearing date to allow additional time to submit a landscaping plan related to the proposal.

**12/2/25:** A timely automatic continuance request was filed by a registered neighborhood organization, automatically continuing this petition to the January 6, 2026 hearing date.