



**BOARD OF ZONING APPEALS DIVISION I**

**January 7, 2025**

**Case Number:** 2024-DV1-045  
**Property Address:** 4496 Saguaro Trail (approximate address)  
**Location:** Pike Township, Council District #6  
**Petitioner:** Shear Saguaro LLC, by Justin W. Levertton, Esq.  
**Current Zoning:** I-2  
**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an 11-foot rear yard setback (30 feet required).  
**Current Land Use:** Light Industrial  
**Staff Recommendations:** Staff has no recommendation for this petition  
**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- A timely automatic-continuance has been filed by the petitioner, continuing this petition to the February 4, 2025 hearing date.