

BOARD OF ZONING APPEALS DIVISION I

May 14, 2024

Case Number: 2024-DV2-011

Property Address: 4233, 4235 and 4237 Evanston Avenue (approximate address)

Location: Washington Township, Council District #8

Petitioner: K&D Epic Holdings LLC, by David Gilman

Current Zoning: D-5 (W-1)

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on each 40-foot-wide lot (60-foot lot width required) containing a minimum lot area of 4,750 square feet (7,200 square feet required) with a front setback ranging from 21 feet to 31 feet and a 7.25 rear yard setback (maximum 19.9-foot front setback permitted, 20-foot rear setback required).

Current Land Use: Vacant

Staff Recommendations: Staff has no recommendation for this petition

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- **ADDENDUM FOR MAY 14, 2024 BZA DIVISION I HEARING**
- This petition was continued and transferred from the April 2, 2024 BZA Division I hearing to the May 14, 2024 BZA Division I hearing to allow for revision of the site plan.
- The petition is to be continued with new notice to the June 4, 2024 BZA Division I hearing to add needed variances to the request.

STAFF RECOMMENDATION

- Staff has no recommendation for this petition.