



BOARD OF ZONING APPEALS DIVISION II

June 2, 2026

Case Number: 2026-DV1-018
Property Address: 3101 North Norfolk Street (approximate address)
Location: Wayne Township, Council District #11
Petitioner: SLB Assets IV LLC, by Yuliana A. Manzo Llamas
Current Zoning: D-4 (FF)
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a mini-shed with a 3-foot northern side yard setback (5-foot setback required) and within an easement (not permitted).
Current Land Use: Residential
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

Staff informed the petitioner that since (a) a flood permit had been previously issued for their scope of work and (b) the eastern setback would be a *side* yard setback as opposed to a rear yard setback, no variance of development standards would be required. The petitioner also indicated that they would work to remove an existing detached storage shed outside of the required setback to the north. This petition could be withdrawn at the June 2, 2026 hearing.