

**BOARD OF ZONING APPEALS DIVISION III**

**August 19, 2025**

**Case Number:** 2025-DV3-020

**Property Address:** 4102 Madison Avenue (approximate address)

**Location:** Perry Township, Council District #23

**Petitioner:** Sanchez Family Inc., by Kevin Lawrence

**Current Zoning:** C-4 (TOD)

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eating establishment with a parking area with zero-foot setbacks from Castle Avenue and Madison Avenue, no frontage landscaping, and three spaces maneuvering within the right-of-way of Castle Avenue (15 spaces and landscaping required, maneuvering within street rights-of-way not permitted).

**Current Land Use:** Commercial

**Staff Recommendations:** N/A

**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- This petition was automatically continued from the June 17, 2025 hearing to the July 15, 2025 BZA Division III hearing.
- The petition was required to be continued to insufficient notice to the August 19, 2025 BZA Division III hearing.
- Upon reviewing an updated site plan, Staff has discovered that additional variances are needed for this petition. Therefore, this petition is to be continued to the September 16, 2025 BZA Division III hearing with new notice.