

App #842 – **Continuance** - Posch Development Group – 219 Pershing Blvd. – Seeking a Special Exception under Section 705(A) to allow multi-family apartments in the High Density Residential (HR) District. Seeking variances for Section 406(C) to allow more than 1 principal use on the lot (the 2 uses would be single-family residential and multi-family residential apartments); Section 705(B)(1) which requires a minimum of 5 contiguous acres for land development; Section 705(B)(6) which requires a minimum of 60% of the gross area of the multi-family apartment unit development to be set aside as common open space; Section 705(C) which requires the multi-family apartment development to be designed to comply with minimum and maximum dimensional requirements; Section 705(C)(2) requiring building setbacks to be established 50 ft from the ROW line or 60 ft. from the curb line; Section 705(C)(7) requiring all apartment units within the development to be located at least 60 ft. from the property line or property, which is not owned by the applicant in pre-development conditions; Section 705(C)(9) which states that no more than 40% of the total area of the development shall be covered by impervious surfaces.

The 0.41-acre property contains a single-family dwelling and a detached garage.

* A memo was sent to the BOC recommending opposing this application, dated 4/08/26

* BOC authorized a letter to be entered into the record as an Exhibit stating opposition to the relief requested in the application, dated 4/22/26

App #843 – **Continuance** - Pascal -2399 Lancaster Pike – Seeking a variance from Section 411(D) for minimum side yard setback to build a 30 x 60 ft building for sales, repairs and trailer storage. The property is located in the Highway Commercial (HC) District. The property received ZHB relief in 2022 for a 1-story building.

App #844 – DS Property Ventures, LLC – 946/970 Morgantown Rd. – Seeking use variances from Section 410(B)-Uses by Right and (C)-Uses by Special Exception, in order to construct 4 apartment buildings totaling 28 units and related improvements. Applicant previously obtained zoning relief to extend self-storage units on the property from the adjacent self-storage facility. Applicant has since sold the adjacent property and retained this property. Self-storage is no longer feasible on the property due to market saturation and applicant proposes garden-style apartments are the best use for the premises. This 5.5 acre parcel is located in the General Industrial (GI) Zoning District.

App #845 – McBride – 606 Harding Ave. – Seeking a variance from Section 910 (A)(3) as amended in Ordinance 770 Section 22 which limits the height of fences in the front yard. This 0.25 acre property located in the Medium Density (MR) Zoning District is a corner lot with technically 2 front yards by definition. The applicant build a 6 ft. fence which would be allowed in a side yard.

B.) Board of Commissioners Meetings

- 1) Regular Meeting – 5/28/26 at 7:00 p.m. (Date changed due to voting on May 19, 2026)
- 2) Public Hearing for Traditional Neighborhood Development (TND) Overlay District Zoning Ordinance text amendment and map change - 6/01/26 at 5:30 p.m.

C.) Planning Commission Meeting – 6/01/26 at 6:00 p.m. (after the Public Hearing)

ADJOURNMENT