



BOARD OF ZONING APPEALS DIVISION II

January 13, 2026

Case Number: 2025-UV2-016 (Amended)
Address: 2949 Brouse Avenue (approximate address)
Location: Center Township, Council District #8
Zoning: D-5
Petitioner: Hector Esparza, by Arnoldo Gonzales
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the outdoor storage of vehicles awaiting repair (not permitted).

Current Land Use: Commercial Automobile Repair

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

The petitioner has requested this petition be continued 2 months, to the January 13, 2026, hearing, to allow time to amend the petition and provide new notice. Staff has no objection to this request.

This petition was amended with new legal notice, to provide the expansion of the outdoor storage onto an adjacent lot.

The petitioner has requested the petition be **continued to the February 10, 2026, hearing**, to allow time to discuss additional information with Staff. Staff has no objection to this request.