

**BOARD OF ZONING APPEALS DIVISION III**

**May 20, 2025**

**Case Number:** 2025-UV3-006

**Property Address:** 2308 Shelby Street (approximate address)

**Location:** Center Township, Council District #19

**Petitioner:** Walter Resinos

**Current Zoning:** C-3 (TOD)

**Request:** Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor recreation and entertainment (not permitted) on a proposed deck with a 2.5-foot setback from Shelby Street, a 3.7-foot setback from Hervey Street, and encroaching within the clear sight triangle of their intersection (10-foot front yard setbacks required, encroachment of clear sight triangles not permitted).

**Current Land Use:** Commercial

**Staff  
Recommendations:** N/A

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

**PETITION HISTORY**

- This petition is required to be continued to the June 17<sup>th</sup>, 2025 hearing due to insufficient notice.