



**BOARD OF ZONING APPEALS DIVISION II**

**December 9, 2025**

**Case Number:** 2025-UV2-017  
**Address:** 853 North Tacoma Avenue (approximate address)  
**Location:** Center Township, Council District #13  
**Zoning:** D-5  
**Petitioner:** Near East Area Renewal, by Joe Smoker  
**Request:** Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a three-unit rowhouse (not permitted), each with a minimum main floor area of 612 square feet, a front building line of 20 feet from Tacoma Avenue, and a five-foot corner side yard setback (660 square foot main floor area required, maximum 19.9-foot building line permitted, eight-foot corner side yard setback required), with deficient parking, per site plan filed.

**Current Land Use:** Undeveloped Lot

**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

The petitioner is requesting that this petition be continued for cause **from the December 9, 2025, hearing, to the January 13, 2026, hearing.**