



BOARD OF ZONING APPEALS DIVISION II

May 19, 2026

Case Number: 2026-UV2-007
Property Address: 1375 West 16th Street (approximate address)
Location: Center Township, Council District #12
Petitioner: Pine Street Properties LLC, by Justin Kingen
Current Zoning: I-2 (RC) (W-1)

Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the following primary uses: Community Centers (not permitted); Offices, Art Galleries, Medical or Dental Offices, Artisan Food and Beverage, Indoor Recreation (permitted only when vacant for 5 or more years); Eating Establishments, Hair and Body Care Services (permitted only as accessory use); and Printing Services (not permitted within Wellfield), and to legally establish parking and maneuvering areas within the right-of-way of Harding Street (not permitted).

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

A continuance will be requested by the petitioner to the June 9th hearing date to both allow for both (a) discussion of the petition with staff and finalization of the request language and (b) the mailing of legal notice reflecting that final request language. A full staff report will be made available in advance of the 6/9/26 hearing date.