

BOARD OF ZONING APPEALS DIVISION III

June 17, 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 was continued from the May 20, 2025 hearing to the June 17th, 2025 hearing due to insufficient notice.
- A timely automatic continuance was filed by a registered neighborhood organization, continuing this petition to the July 15, 2025 BZA Division III hearing.