

BOARD OF ZONING APPEALS DIVISION II

October 14, 2025

Case Number: 2025-DV2-038

Property Address: 151 South Arsenal Avenue (approximate address)

Location: Center Township, Council District #18

Petitioner: Hermann Frisch Noutsu Tsajio

Current Zoning: D-8

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a two-family dwelling with one dwelling unit having an area of 580 square feet (minimum floor area of 660 square feet required) on a lot with a width of 30 feet and area of 3,630 square feet (minimum width of 60 feet and area of 7,200 square feet required) and a 25-foot front yard setback from Arsenal Avenue (maximum 19.9-foot front yard setback permitted).

Current Land Use: Undeveloped

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

Through consultation with staff, the petitioner was able to amend their plans and change the scope of work (to a single-family residence with detached accessory garage and secondary dwelling unit) to fully comply with Ordinance standards. They indicated via writing their desire to have this petition withdrawn from consideration, which would require the Board's acknowledgement.