



BOARD OF ZONING APPEALS DIVISION II

February 11, 2025

Case Number: 2025UV2001
Property Address: 2454 North Illinois Street (*approximate address*)
Location: Center Township, Council District #12
Petitioner: Sheref Nessem, by Justin Kingen
Current Zoning: D-8 (TOD) (RC)

Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an HVAC commercial contractor (not permitted), the location of a six-foot tall fence within the front yards of Fall Creek Parkway Drive S and Illinois Street (maximum 3.5-foot tall fence permitted), a parking area with a zero-foot side yard setback (four-feet required) and being greater than 30-foot wide within the front yards of Fall Creek Parkway Drive S and Illinois Street (not permitted), a commercial dumpster (not permitted), and a monument sign (not permitted).

Current Land Use: Commercial

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

The petitioner indicated that they will make a for-cause continuance request to the March 11, 2025 hearing date of Division II to allow sufficient time for legal notice to be sent and to continue discussions about the petition with staff. A full staff report will be made available in advance of that hearing date.