

BOARD OF ZONING APPEALS DIVISION III

July 15, 2025

Case Number: 2025-UV3-012 (Amended)

Property Address: 2319, 2327 and 2331 North Gale Street (*approximate addresses*)

Location: Center Township, Council District #8

Petitioner: ICNA Relief USA Programs Inc., by David Gilman

Current Zoning: D-5 / C-5

Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a transitional living quarters with four vehicle parking spaces (maximum 2 vehicle spaces per 3 habitable units required).

Current Land Use: Residential

Staff Recommendations: Staff recommends **denial** of this petition.

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

7/15: Staff became aware that at least one nearby property owner was mailed a version of the legal notice that incorrectly listed June 17th as the hearing date despite being postmarked as being sent on June 20th. It is likely that all mailed notices accidentally were sent indicating an incorrect hearing date that had already occurred. To allow time for sufficient notice with an accurate hearing date to be mailed, this petition will be continued to the August 19th hearing date of Division III.

6/17: The petitioner made a continuance request at the June 17th hearing of Division III to allow time for legal notice to be sent and posted and to provide updates to the site plan. The updated site plan resulted in the blurb being amended to reflect a reduction in parking spaces requested (from 8 to 4).