

BOARD OF ZONING APPEALS DIVISION II

July 7, 2026

Case Number: 2026-UV1-002
Property Address: 5301 West 56th Street (approximate address)
Location: Pike Township, Council District #6
Petitioner: Mirza W.A. Baig, by David Kingen and Justin Kingen
Current Zoning: D-A (FF) (FW)
Request: Variance of Use of the Consolidated Zoning and Subdivision Ordinance to legally establish a four-unit apartment building as a second primary structure on a lot (not permitted).
Current Land Use: Residential
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

7/7/26: The petitioner has indicated that they are in the process of seeking variances related to the fire code for this property. Staff would find it most appropriate for that process to conclude prior to the zoning hearing, and would be supportive of an additional continuance request prior to publication of a full report. The petitioner has indicated their desire to continue the petition to the October 6, 2026 hearing date.

6/2/26: The initial fire inspection found 10 violations at the site. Several of those violations were resolved, but the petitioner is continuing to explore options related to the width of the access road and lack of fire hydrant. An additional continuance will be requested to the July 7th hearing date.

4/7/26: The petitioner was granted a continuance to the May 12, 2026 hearing date in order to allow time for a fire inspection of the unpermitted multifamily dwelling on the property.

3/3/26: A timely automatic continuance request was filed by a registered neighborhood organization. This petition will be automatically continued to the April 7, 2026 hearing date of Division I.