

DATE: April 17, 2025
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2025-09 and 1995-48
Petitioner: Felimon Deltoro
Property Owner: Felimon Deltoro
Location: 1507 E. Cass Street
Request: A Variation of Use to allow a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2A (single-family residential) zoning district and a series of Variations to allow a two-unit residence, located at 1507 E. Cass Street.

Repeal of Petition 1995-48: A Variation of Use to allow the continuation of an existing pizza business, a B-1 (neighborhood business) use, in an R-2A district, located at 1507 E. Cass Street.

TABLING REQUEST

Staff requests that this agenda item be tabled to the May 15, 2025, meeting of the Zoning Board of Appeals so that the petitioner can provide additional information to staff regarding the proposed redevelopment of the subject property.