



Zoning Board of Adjustment 11/7/2025

Notice is hereby given of a regular meeting of the Zoning Board of Adjustment of the City of San Angelo to be held on November 7, 2025 at 1:30 PM at City Hall – East Mezzanine, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

II. Public Comment

Members of the public may raise issues or concerns not listed on the Regular Agenda during this time. To participate, please sign in before the meeting begins. Speakers will be called in the order they signed in. When speaking, citizens must speak from the podium, begin by stating their name and address or Single Member District number, and limit their remarks to three minutes or less.

III. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. To participate, please sign in prior to the beginning of the meeting. Speakers will be called in the order they signed in. Comments are limited to less than three minutes. Applicants, proponents, and appellants are exempt from the time limit above and instead must limit their remarks to less than five minutes.

- A. Consider approving the August 4, 2025 Zoning Board of Adjustment meeting minutes.
- B. **ZBA25-20 4232 Sherwood Way** — A request for approval of a variance from Section 502.B to allow a 4' front setback in lieu of the required 25' for a canopy on a property located a 4234 Sherwood Way within the General Commercial (CG) zoning district.
- C. **ZBA25-21 216 W 36th Street** — A request for approval of a variance from Section 501.A to allow a 15' front setback, a 22' front setback, and a 10' front setback on one side of a double frontage lot in lieu of the required 25' front setbacks for properties at the corner of W 36th Street and Grape Creek Road within the Single-Family Residential (RS-1) zoning district.
- D. **ZBA25-22 351 E 47th** — A request for approval of a variance from Section 501.A to allow a 15' front setback along Travis Street and a 5' front setback along E 47th Street for property at 351 E 47th Street within the Single-Family Residential (RS-1) zoning district.

IV. Division Report

V. Follow Up and Administrative Issues

- A. The next regular meeting of the Zoning Board of Adjustments is scheduled for December 1, 2025, in the East Mezzanine Meeting Room at City Hall.

VI. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 3rd day of November 2025, at 4:50 p.m.



Aaron Vannoy, Director of Planning and
Development Services

All agenda items are subject to action. The Zoning Board of Adjustment reserves the right to consider business out of posted order.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending board or commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.



MEETING MINUTES

CITY OF SAN ANGELO, TEXAS
ZONING BOARD OF ADJUSTMENT
MONDAY, August, 4th 2025, AT 1:30 P.M.
72 E College Avenue
City Hall East Mezzanine Meeting Room

Board Present:

Gary Cortese, Chair
Lyndon Roberts-Galindo, Vice Chair
Teri Jackson
Don Barnhart
Richard Rivas
Mason Brooks

Staff Present:

Brandon Dyson, City Attorney
Rae Lineberry, Lead Planner
Austin Reed, Senior Planner
Karen Putnam, Planner

I. Call to Order

Chairman Cortese called meeting to order at 1:32pm. Quorum of 6 established.

II. Public Comment

Chairman Cortese opened public comment. No public comment. Public comment closed.

III. Regular Agenda

- A. Consider approving the minutes from the July 7, 2025 Zoning Board of Adjustment meeting.

Member Books motioned to approve. Member Jackson seconded. Motion carried 6-0.

- B. **ZBA25-07 1302 Kenwood** - A request for approval of a variance from Section 501.A for a 5-foot rear yard setback in lieu of the required 20 feet for an addition to a studio/residence at 1302 Kenwood Drive within the Single-Family Residential (RS-1) zoning district.

Austin Reed presented the case for approval of variance from the rear yard setback for an addition to a home. Staff recommended approval.

Chairman Cortese opened public comment.

Jamal Schumpert, 2817 N Irving Street, spoke in favor of the variance. Also spoke about the 6 criteria for variances as well as requesting the property owner to purchase the alley for parking.

Chairman Cortese closed public comment.

Member Jackson motioned to accept. Member Roberts-Galindo seconded. Motion carried 6-0.

- C. **ZBA25-09 717 Montecito Drive** - A request for approval of a variance from Sec. 501.A for a maximum floor area ratio of 50% in lieu of the required 40% for a new residence in the Single-Family Residential (RS-1) zoning district.

Rae Lineberry presented the case. The request is for a variance for floor area ratio of 50% instead of the required 40%. Staff recommended denial of the variance as staff could not find a hardship to support the variance.

Member Rivas asked if surrounding lots were the same size in comparison. Rae advised she went out there to look, and the other lots are around the standard size or slightly larger for a single-family residential lot and a few in the area were larger.

Chairman Cortese opened public comment.

Applicant, Bryon Benson, with Clearview Custom Homes advised he is building a spec home and building within the setbacks. He advised the house he plans to build will fit the block and area.

Liz Landers, 1111 Kenwood Dr, spoke in opposition. She spoke of experience of large houses too close together and expressed concern.

Jamal Schumpert, 2817 N Irving St, commented on not setting a precedent for the variance.

Chairman Cortese closed public comment.

The Board held discussion on the variance. Member Jackson expressed they should stay within the 40% since the home is a spec home. Member Brooks questioned if the 10% variance would make it comparable to the other homes in the area.

Member Rivas questioned if there were any historical houses. Rae Lineberry clarified that no historical properties were located during research. Vice Chair Roberts Galindo asked if any other lots have a variance. It was stated that 726 W Avenue H had an approved variance for setbacks on a double frontage lot.

Charman Barnhart expressed support for the denial of the variance.

Chairman Cortese expressed his approval for the variance.

Vice Chairman Roberts-Galindo did not disagree with approving the variance but had concern for the approval opening further variance approvals.

Chairman Cortese reopened public comment.

Bryon Benson, Clearview Custom Homes, stated there are older homes in the area are over the 40%. Lisa Cannon stated that the previous case that was approved, there was 591 remaining square feet to put that over the 40%. Bryon Benson expressed that the ratio was not uncommon for the area.

Lisa Cannon stated there was already a precedent set.

Chairman Cortese closed public comment.

Rae Lineberry advised the board that staff did look at the other homes that were brought up and they were built before the zoning ordinance was established.

Liz Landers stated her house is 100 years old but the charm is that they are not large houses on small lots in the area.

Chairman Cortese closed public comment.

Rae Lineberry reminded the board that if they grant the variance, it is unlikely they will be able to build a shed or accessory dwelling in the future.

Member Jackson made a motion to deny the variance as it is a spec home, and it needs to stay within the guidelines that are in place. Member Barnhart seconded. Motion failed to pass 5-1.

IV. Division Report

Lead Planner Rae Lineberry gave a general update about the Planning Department and their recent promotions.

V. Follow Up and Administrative Issues

- A. The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on Monday, September 8th, 2025, in the City Hall East Mezzanine Meeting Room.

VI. Adjournment

*Vice Chair Roberts-Galindo motioned to adjourn. Member Rivas seconded.
Meeting adjourned.*

This notice of the meeting was posted on the bulletin board at the City of San Angelo's City Hall before 1:30 p.m. on or before the 1st day of August 2025, in accordance with Chapter 551 in the Government Code of the State of Texas

Gary Cortese, Chair

**ZONING BOARD OF ADJUSTMENT – November 3, 2025
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Variance		ZBA25-20: 4234 Sherwood Way	
SYNOPSIS:			
<p>A request for approval of a variance from Zoning Ordinance Sec. 502.B for a 4-foot front setback in lieu of the required 25 feet for a canopy to cover their workers from the elements located at 4234 Sherwood Way within the General Commercial (CG) zoning district.</p>			
LOCATION:		LEGAL DESCRIPTION:	
4234 Sherwood Way		Acres: 1.440, Lot: 2 BEING 1.439 ACRES, Subd: MER-WAY INC ADDN CONSOLIDATED	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #6 – Mary Coffey Neighborhood – Bluffs		General Commercial (CG)	Commercial
			SIZE:
			1.440 acres
NOTIFICATIONS:			
15 notifications were mailed within 200-foot radius on October 21, 2025. No responses yet recorded.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of a variance from Sec. 502.B for a 4-foot front setback in lieu of the required 25 feet.			
PROPERTY OWNER/PETITIONER:			
Applicant: NorthStar Remodels/Brodie Dobbins			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Extension 1533 Rae.lineberry@sanangelo.gov			

Additional Information:

This request is for a canopy that will extend out from the car wash exit into the front yard setback approximately 21' and will cover the workers drying the cars as cars exit the car wash. The Texas Department of Transportation controls the right-of-way along the Sherwood Way frontage and do not have an issue with the request.

Variations: In addition to the six criteria in the City's Zoning Ordinance, in exercising its authority to grant a variance, per Section 207.F of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that each of the following circumstances applies:

1. **Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial.**
There is approximately 41' of right-of-way from curb to property line. The canopy will be 4' back from the property line, leaving 45' from curb. A canopy extending into the front yard setback will not obstruct any sightlines along Sherwood Way.
2. **These special circumstances are not the result of the actions of the applicant.**
This is an existing building that was recently renovated. Adding this canopy will help block some of the elements for employees.
3. **Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship.**
With the large right-of-way, the ability to protect employees from the elements while working is a reasonable expectation.
4. **Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of this Zoning Ordinance and substantial justice.**
Granting this variance is the minimum action for the applicant to take and keeps with the spirit of the Zoning Ordinance.
5. **Granting the variance will not adversely affect adjacent land in a material way.**
Granting this variance is not likely to adversely affect adjacent land in a material way as the canopy is still 45' from the curb.
6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.**
Granting a variance in this scenario would be generally consistent with the purposes and intent of the Zoning Ordinance.

Allowed Variances:

In addition to the above criteria, in exercising its authority to grant a variance, per Section 207.D of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that one or more of the following circumstances apply:

1. **SPECIAL CIRCUMSTANCES RESULTING IN UNNECESSARY HARDSHIP.** *Where special circumstances exist on the property related to the size, shape, area, topography, surrounding conditions or location that do not generally apply to other property in the same zoning district, and that the circumstances are such that strict application of this zoning ordinance would create an unnecessary hardship or deprive the applicant of reasonable use of the land or building.*

2. **OVERRIDING PUBLIC INTEREST.** *If the variance further an overriding public interest or concern, including, but not limited to: (a) Preserving the natural environment, (b) Promoting maintenance or reuse of older urban or historic buildings, or (c) Helping to eliminate a nonconforming use at another location.*

3. **LITERAL ENFORCEMENT.** *If it is found that the literal enforcement and strict application of this Zoning Ordinance will result in extraordinary circumstances inconsistent with the general provisions and intent of this ordinance, and that, in granting the variance, the spirit of the ordinance will be preserved and substantial justice done.*

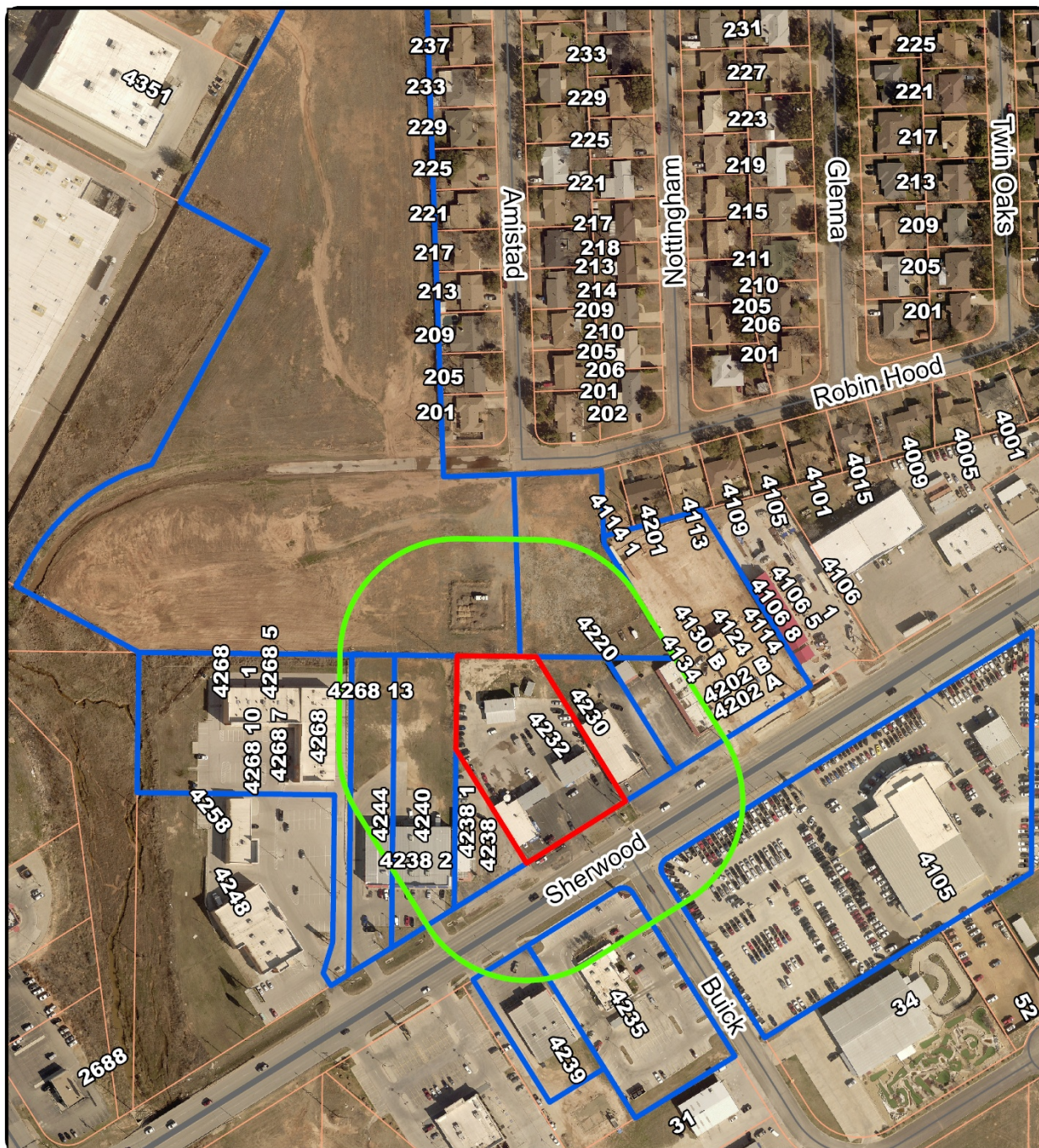
Recommendation:

Staff recommend APPROVAL of a variance from Sec. 502.B for a 4-foot front setback in lieu of the required 25 feet.

Attachments:

Notification Map
Zoning Map
Site Plan
Example of canopy

Notification Map



Notification Map
ZBA25-20: 4232 Sherwood Way

Council District: #6 - Mary Coffey
 Neighborhood: Bluffs

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: —

Subject Property: —


Notified Properties: —

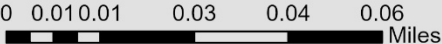



Zoning Map



Zoning Map
ZBA25-20: 4232 Sherwood Way
Council District: #6 - Mary Coffey
Neighborhood: Bluffs

Subject Property: 

Scale:  Miles



Example Canopy



**ZONING BOARD OF ADJUSTMENT – November 3, 2025
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Variance		ZBA25-21: 216 W 36 th Street	
SYNOPSIS:			
<p>A request for approval of a variance from Section 501.A to allow a 15' front setback, a 22' front setback, and a 10' front setback on one side of a double frontage lot in lieu of the required 25' front setbacks for properties at the corner of W 36th Street and Grape Creek Road within the Single-Family Residential (RS-1) zoning district.</p>			
LOCATION:		LEGAL DESCRIPTION:	
216 W 36 th Street		Acres: 0.554, Lot: 1, Subd: CALDWELL ROSE COURT ADDN	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Riverside	Single-Family Residential (RS-1)	Neighborhood	0.554 acres
NOTIFICATIONS:			
<p>12 notifications were mailed within a 200-foot radius. No responses have yet been received.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommend APPROVAL of variances from Section 501.A for a 15' front setback, a 22' front setback, and a 10' front setback on one side of a double frontage lot in lieu of the required 25' front setbacks</p>			
PROPERTY OWNER/PETITIONER:			
Petitioner: Wilde Engineering, LLC Owner: Spider Homes, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Additional Information:

This request is for what is currently a single corner lot which will be subdivided into four properties for the development of four separate single-family homes. The lots will each measure 50 feet wide by anywhere from 89 to 164 feet long. The smallest of these lots has already received administrative approval for a lot-size variance. The final plat was approved by Planning Commission but still needs to be recorded. This request comes from within the city's designated infill area. Housing studies from 2019 and 2025 indicate a need for affordable housing within this specific area. The primary concern with the setbacks for this case is the line of sight for traffic and driveways on 36th Street, but staff have worked with an applicant and found a solution. There is adequate right-of-way for this property with about 10 feet between curb and property line.

Variances: In addition to the six criteria in the City's Zoning Ordinance, in exercising its authority to grant a variance, per Section 207.F of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that each of the following circumstances applies:

1. **Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial.**
This is undeveloped residential land within the designated infill area which has adequate right-of-way. These factors together constitute a special circumstance. This is also a corner property with no alleyway present which restricts development in places.
2. **These special circumstances are not the result of the actions of the applicant.**
The constraints surrounding this land and the demonstrated needs of the district are in no way a result of the actions of the applicant.
3. **Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship.**
Literal interpretation and enforcement would deprive the applicant of their right to develop single-family homes with adequate yard areas as is enjoyed by the rest of the surrounding area.
4. **Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of this Zoning Ordinance and substantial justice.**
Granting this variance would help to promote the use of the property for residence, therefore addressing a need for housing and making possible the use of the land in a way that is most compatible with the Zoning Ordinance.
5. **Granting the variance will not adversely affect adjacent land in a material way.**
Granting this variance is not likely to adversely affect adjacent land in a material way.
6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.**
Granting a variance in this scenario would be generally consistent with the purposes and intent of the Zoning Ordinance.

Allowed Variances:

In addition to the above criteria, in exercising its authority to grant a variance, per Section 207.D of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that one or more of the following circumstances apply:

1. **SPECIAL CIRCUMSTANCES RESULTING IN UNNECESSARY HARDSHIP.** *Where special circumstances exist on the property related to the size, shape, area, topography, surrounding conditions or location that do not generally apply to other property in the same zoning district, and that the circumstances are such that strict application of this zoning ordinance would create an unnecessary hardship or deprive the applicant of reasonable use of the land or building.*

2. **OVERRIDING PUBLIC INTEREST.** *If the variance further an overriding public interest or concern, including, but not limited to: (a) Preserving the natural environment, (b) Promoting maintenance or reuse of older urban or historic buildings, or (c) Helping to eliminate a nonconforming use at another location.*

3. **LITERAL ENFORCEMENT.** *If it is found that the literal enforcement and strict application of this Zoning Ordinance will result in extraordinary circumstances inconsistent with the general provisions and intent of this ordinance, and that, in granting the variance, the spirit of the ordinance will be preserved and substantial justice done.*

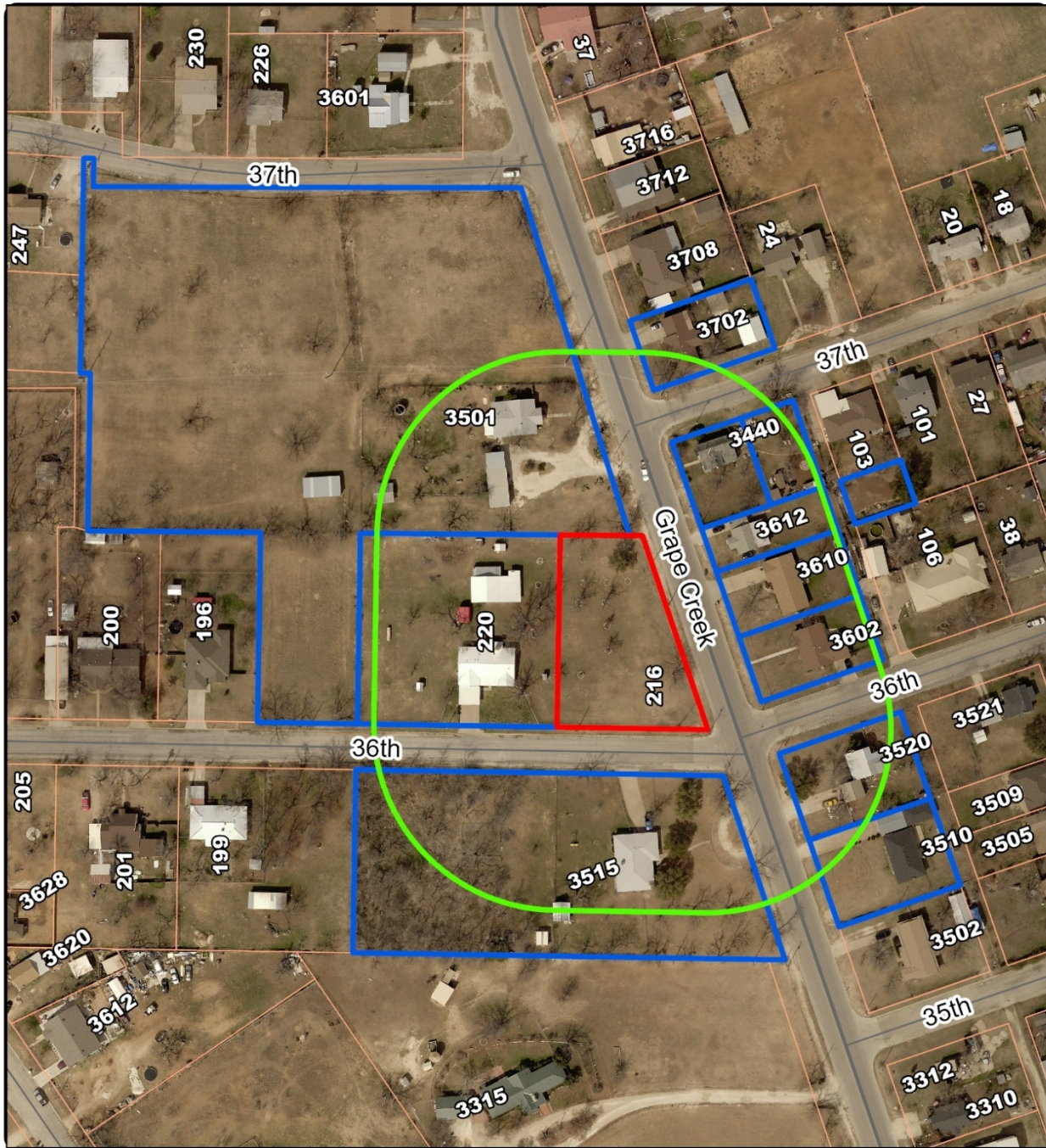
Recommendation:

Staff recommend **APPROVAL** of variances from Section 501.A for a 15' front setback, a 22' front setback, and a 10' front setback on one side of a double frontage lot in lieu of the required 25' front setbacks.




Attachments:

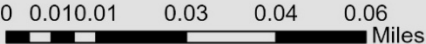
Notification Map
Aerial Map
Zoning Map
Concept Plan


Notification Map



Notification Map
ZBA25-21: 216 W 36th (Caldwell)
Council District: #2 - Joe Self
Neighborhood: Riverside

200' Range: 
Subject Property: 
Notified Properties: 


Scale:  Miles

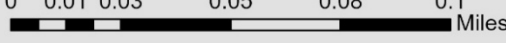



Aerial Map



Aerial Map
ZBA25-21: 216 W 36th (Caldwell)
Council District: #2 - Joe Self
Neighborhood: Riverside

Subject Property: 

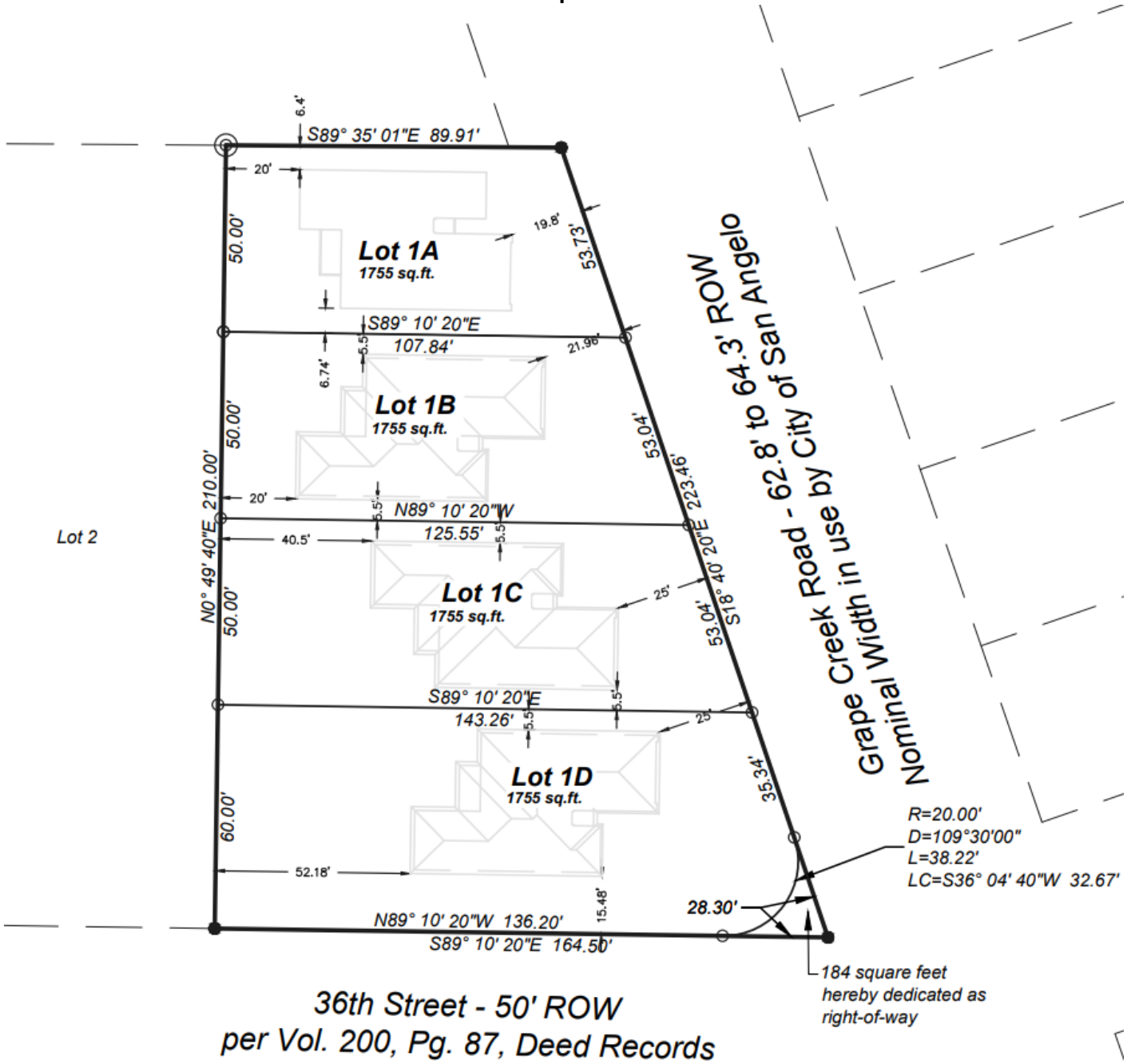
Scale:  0 0.01 0.03 0.05 0.08 0.1 Miles

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Zoning Map



Concept Plan



**ZONING BOARD OF ADJUSTMENT – November 3, 2025
STAFF REPORT**

APPLICATION TYPE:	CASE:		
Variance	ZBA25-22: 351 E 47 th Street		
SYNOPSIS:			
<p>A request for approval of a variance from Section 501.A to allow a 15' front setback along Travis Street and a 5' front setback along E 47th Street for property at 351 E 47th Street within the Single-Family Residential (RS-1) zoning district.</p>			
LOCATION:	LEGAL DESCRIPTION:		
351 E 47 th Street	Acres: 0.230, Lot: 7 & 50' X 50' NORTH & ADJACENT, Blk: 21, Subd: LAKEVIEW ADDITION Acres: 0.230, Lot: 6 & 50' X 50' NORTH & ADJACENT, Blk: 21, Subd: LAKEVIEW ADDITION		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Lake View	Single-Family Residential (RS-1)	Neighborhood	0.46 acres
NOTIFICATIONS:			
19 notifications were mailed within a 200-foot radius. No responses have yet been received.			
STAFF RECOMMENDATION:			
<p>Staff recommend APPROVAL of a variance from Section 501.A to allow a 15' front setback along Travis Street and a 5' front setback along E 47th Street for property at 351 E 47th Street within the Single-Family Residential (RS-1) zoning district.</p>			
PROPERTY OWNER/PETITIONER:			
Petitioner: Wilde Engineering, LLC Owner: Spider Homes, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Additional Information:

This request is for what are currently two lots on a corner which will be subdivided into four properties for the development of four separate single-family homes. The lots will each measure 50 feet wide by around 100 feet long. The smallest of these lots has already received administrative approval for a lot-size variance. The final plat was approved by Planning Commission to reconfigure the lots but still needs to be recorded. This request comes from within the city's designated infill area. Housing studies from 2019 and 2025 indicate a need for affordable housing within this specific area. The houses will all face Travis, where there is a comfortable 10-15 feet of right-of-way. These lots are all at minimum lot size for RS-1 zoning and are already as far back on the lot as their concept will allow them while maintaining the required 20-foot rear yard setback.

Variations: In addition to the six criteria in the City's Zoning Ordinance, in exercising its authority to grant a variance, per Section 207.F of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that each of the following circumstances applies:

1. **Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial.**

This is undeveloped residential land within the designated infill area which has adequate right-of-way. These factors together constitute a special circumstance. The northern-most lot is also a corner property with no alleyway present which is generally restrictive to development.

2. **These special circumstances are not the result of the actions of the applicant.**

The constraints surrounding this land and the demonstrated needs of the district are in no way a result of the actions of the applicant.

3. **Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship.**

Literal interpretation and enforcement would deprive the applicant of their right to develop single-family homes with adequate yard areas as is enjoyed by the rest of the surrounding area. There are also several other structures up and down Travis Street which sit closer to the road than the required 25 feet.

4. **Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of this Zoning Ordinance and substantial justice.**

Granting this variance would help to promote the use of the property for residence, therefore addressing a need for housing and making possible the use of the land in a way that is most compatible with the Zoning Ordinance.

5. **Granting the variance will not adversely affect adjacent land in a material way.**

Granting this variance is not likely to adversely affect adjacent land in a material way. Staff do not anticipate this development contributing to or suffering from unsafe traffic patterns.

6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.**

Granting a variance in this scenario would be generally consistent with the purposes and intent of the Zoning Ordinance.

Allowed Variances:

In addition to the above criteria, in exercising its authority to grant a variance, per Section 207.D of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that one or more of the following circumstances apply:

1. **SPECIAL CIRCUMSTANCES RESULTING IN UNNECESSARY HARDSHIP.** *Where special circumstances exist on the property related to the size, shape, area, topography, surrounding conditions or location that do not generally apply to other property in the same zoning district, and that the circumstances are such that strict application of this zoning ordinance would create an unnecessary hardship or deprive the applicant of reasonable use of the land or building.*
2. **OVERRIDING PUBLIC INTEREST.** *If the variance further an overriding public interest or concern, including, but not limited to: (a) Preserving the natural environment, (b) Promoting maintenance or reuse of older urban or historic buildings, or (c) Helping to eliminate a nonconforming use at another location.*
3. **LITERAL ENFORCEMENT.** *If it is found that the literal enforcement and strict application of this Zoning Ordinance will result in extraordinary circumstances inconsistent with the general provisions and intent of this ordinance, and that, in granting the variance, the spirit of the ordinance will be preserved and substantial justice done.*

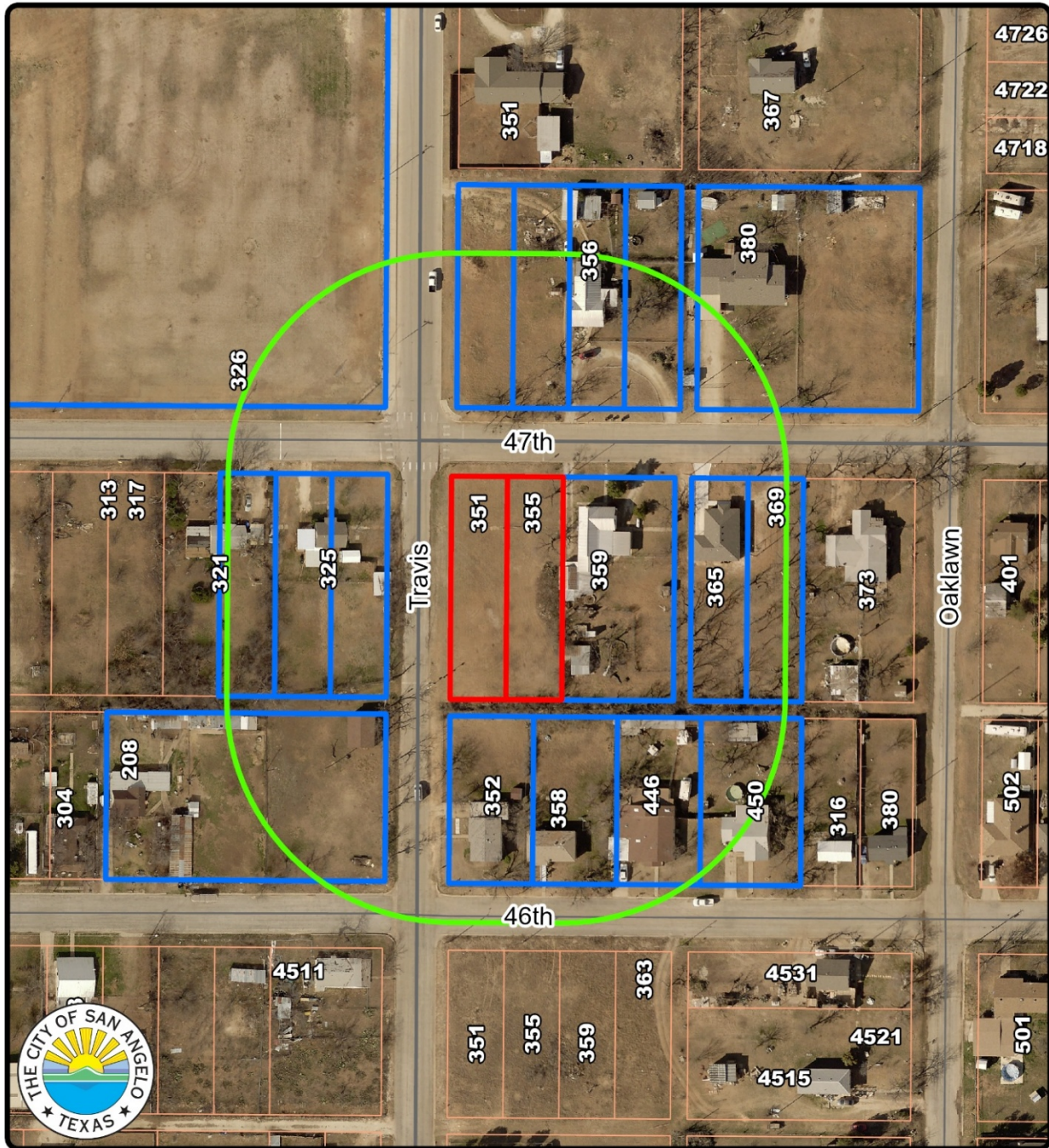
Recommendation:

Staff recommend **APPROVAL** of a variance from Section 501.A to allow a 15' front setback along Travis Street and a 5' front setback along E 47th Street for property at 351 E 47th Street within the Single-Family Residential (RS-1) zoning district.

Attachments:

Notification Map
Aerial Map
Zoning Map
Concept Plan

Notification Map



Notification Map
ZBA25-22: 351 E 47th
Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:

Subject Property:


Notified Properties:


Aerial Map



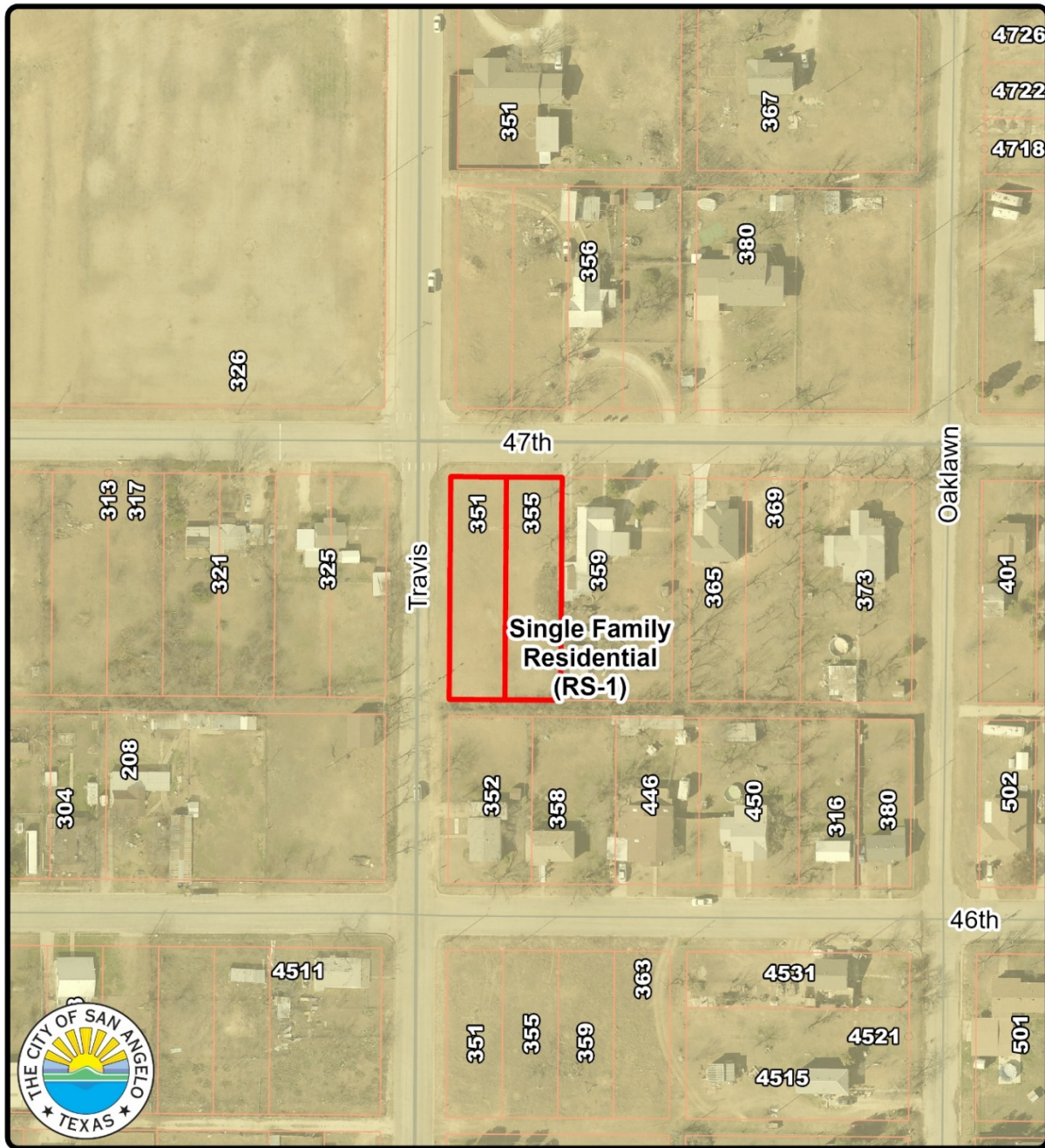
Aerial Map
ZBA25-22: 351 E 47th
Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: 



Zoning Map



Vision Map
ZBA25-22: 351 E 47th
Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: —

N

