

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, MARCH 21, 2024 AT 3:00 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Adoption of Minutes**

F1. Zoning Board Meeting - February 15, 2024

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board shall cause a transcript of the proceedings in the case to be certified to the mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal, is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Zoning Board. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Variance 2403ZB021:

Variance 2403ZB021, by owner Gregory Woodard, seeking approval for a 1,430 square-foot accessory structure where 600 square feet is the size limit, Tax Parcel 0807K-01-018.017, 13324 Harper Court, Zoned R-1-15 (Single-family), Ward 7

2. Variance 2403ZB022:

Variance 2403ZB022, by owner Gregory Woodard, seeking approval for a side yard setback of 8 feet, where 15 feet is required, Tax Parcel 0807K-01-018.017, 13324 Harper Court, Zoned R-1-15 (Single-family), Ward 7

3. Variance 2403ZB023:

Variance 2403ZB023, by owner Gregory Woodard, seeking approval for a 24-foot tall accessory structure where 14 feet is the height limit, Tax Parcel 0807K-01-018.017, 13324 Harper Court, Zoned R-1-15 (Single-family), Ward 7

4. Variance 2403ZB026: (Deferred to May Meeting)

Variance 2403ZB026, by agent Rebecca Gillum, seeking approval for 5-foot side yard setbacks, where 8 feet is required, Tax Parcel 0811G-04-116.000, 2011 17th Ave, Zoned R-2 (Single-family), Ward 3

5. Variance 2403ZB028: (Withdrawn by Applicant)

Variance 2403ZB028, by agent Michael Hester, seeking approval for a 9-foot tall fence along the rear of the property where six feet is the height limit, Tax Parcel 1010K-03-048.000, 2209 Swetman Blvd, R-1-7.5 (Single-Family), Ward 2

6. Special Exception 2403SC031:

Special Exception 2403SC031, by agent Tyler Hickman, seeking approval for daiquiri shop, Tax Parcels 0908N-04-004.000, 0908N-04-004.001, 13211 Dedeaux Road, Zoned B-1 (Neighborhood business), Ward 5

7. Variance 2403ZB032:(Deferred to April Meeting)

Variance 2403ZB0032, by agent Terry Robinson, seeking approval to vary from number of required parking spaces for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

8. Variance 2403ZB033:

Variance 2403ZB033, by owners Joseph and Rebecca Cowart, seeking approval for a 2400 detached accessory structure, Tax Parcel 0811B-01-037.000, 2601 15th Avenue, Zoned B-2 (General Business), Ward 3

9. Variance 2403ZB034:

Variance 2403ZB034, by owner Kevin Myers, seeking approval for a 960 square foot accessory structure, Tax Parcel 0811G-06-026.000, 1625 19th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 2

10. Variance 2403ZB035:

Variance 2403ZB035, by owner Kevin Myers, seeking approval for a rear yard setback of 50 inches (4.17 ft) and a side yard setback of 53 inches (4.42 feet), Tax Parcel 0811G-06-026.000, 1625 19th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 2

11. Variance 2403ZB036:

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

12. Variance 2403ZB041:

Variance 2403ZB041, by agent Tiffany Marshall, seeking approval for zero required parking for all future uses, Tax Parcels 0811E-02-042.000, 0811E-02-043.000, 0811E-02-044.000, 1512 30th Ave, 1516 30th Ave, 1518 30th Ave, 1520 30th Ave, 1522 30th Ave, 1528A 30th Ave, 1528B 30th Ave, Zoned T6 (Urban Core Zone), Ward 2

13. Variance 2403ZB042:

Variance 2403ZB042, by agent Tiffany Marshall, seeking approval for backing out into city right of way, Tax Parcels 0811E-02-042.000, 0811E-02-043.000, 0811E-02-044.000, 1512 30th Ave, 1516 30th Ave, 1518 30th Ave, 1520 30th Ave, 1522 30th Ave, 1528A 30th Ave, 1528B 30th Ave, Zoned T6 (Urban Core Zone), Ward 2

14. Variance 2403ZB043:

Variance 2403ZB043, by agent David Machado, seeking approval for a building height of 55 feet and 3 inches where 50 feet is the height limit, Tax Parcel 0710P-01-004.000, 2809 34th Avenue, Zoned I-1 (Light-industry), Ward 1

H. Adjournment