

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 19, 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 - August 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 2408ZB113:(Tabled to September meeting due to applicant's absence)**

Variance 2408ZB113, by owner Land Lady Investments, LLC, seeking approval for parking that backs out into city right-of-way, Tax Parcel 0910N-07-014.000, 512 Pass Road, Zoned B-2 (General Business), Ward 4

2. Variance 2408ZB114:(Tabled to September meeting due to applicant's absence)

Variance 2408ZB114, by owner Land Lady Investments, LLC, seeking approval to have 4 regular parking spaces where 7 is required, Tax Parcel 0910N-07-014.000, 512 Pass Road, Zoned B-2 (General Business), Ward 4

3. Variance 2409ZB127

Variance 2409ZB127, by owner Ancillary Capital LLC, seeking approval for a seven-foot front yard setback where 15 feet is required, Tax Parcel 0811L-03-030.001, 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

4. Variance 2409ZB137

Variance 2409ZB137, by owner Gregory LeBaugh, seeking approval for an accessory structure of 840 square feet in addition to an existing 540 square-foot accessory structure on a property less than an acre, Tax Parcels 0807M-03-030.000, 0807M-03-031.000, 15408 Woody Drive, Zoned R-1-10 (Single-family), Ward 7

5. Variance 2409ZB138:

Variance 2409ZB138, by agent All Sign Inc, seeking approval for an additional wall sign on the northern elevation, Tax Parcel 1010E-01-021.001, 1201 Washington Ave, Zoned T3 (Sub-Urban Zone), Ward 4

6. Variance 2409ZB139:

Variance 2409ZB139, by agent Ian Nushke, seeking approval for parking that pulls out into city right of way, Tax Parcel 0910N-7-006.000, 3320 C Ave, Zoned B-2 (General-Business), Ward 4

7. Special Exception 2409SE140:

Special Exception 2409SE140, by agent Johnathan Tate Jr., seeking approval for a daycare use, Tax Parcel 0810N-04-001.000, 2301 31st Street, Zoned B-2 (General-Business), Ward 3

8. Variance 2409ZB141:

Variance 2409ZB141, by agent J.R. Walsh, seeking approval for 16-foot-tall accessory structure that exceeds the primary structure height, Tax Parcel 1009L-02-009.000, 11172 Creel Circle, Zoned R-1-7.5 (Single-family), Ward 5

9. Variance 2409ZB142:

Variance 2409ZB142, by agent J.R. Walsh, seeking approval of a 1600 square-foot accessory structure in addition to an existing 980 square foot structure on a property that is less than an acre, Tax Parcel 1009L-02-009.000, Zoned R-1-7.5 (Single-family) Ward 5

10. Variance 2409ZB143:

Variance 2409ZB143, by owner Jose Santamaria, seeking approval for a 2-foot side yard setback where 6 feet is required, Tax Parcel 1010E-02-023.000, 1200 College St, Zoned T3 (Sub-Urban Zone), Ward 4

11. Variance 2409ZB147:

Variance 2409ZB147, by owner Queen E. Graves, seeking approval for a 6-foot second frontage setback where 15 feet is required, Tax Parcel 0810F-03-072.000, Alabama Ave, Zoned R-1-5 (Single-Family), Ward 3

12. Variance 2409ZB148:

Variance 2409ZB148, by owner Jose Santamaria, seeking approval for a 196 square foot accessory structure in addition to existing 985 square foot structure on a parcel less than an acre, Tax Parcel 1010E-02-023.000, 1200 College St, Zoned T3 (Sub-Urban Zone), Ward 4

13. Variance 2409ZB149:

Variance 2409ZB149, by owner Jeanette Ladner, seeking approval for a second frontage setback of 15.5 feet where 25 feet is required, Tax Parcel 0811B-04-069.000, 2300 18th Ave, Zoned R-2 (Single-Family), Ward 3

H. Adjournment