

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT AND APPEALS**  
**CITY HALL COUNCIL CHAMBERS**  
**THURSDAY, JANUARY 16, 2025 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 - 12-19-24**

- 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 2501ZB002:**

Variance 2501ZB002, by agent William E Kneasal Jr., seeking approval for parking that backs out into city right of way, Tax Parcel 0811A-05-004.000, 1227 Pass Road & 1229 Pass Road, Zoned B-2 (General Business), Ward 2

**2. Special Exception 2501SE003:**

Special Exception 2501SE003, by agent William E. Kneasal Jr., seeking approval for a liquor store use, Tax Parcel 0811A-05-004.000, 1229 Pass Road, Zoned B-2 (General Business), Ward 2

**3. Variance 2501ZB004:**

Variance 2501ZB004, by agent Micheal Ray Burks, seeking approval for a 3-foot side yard setback where 8 feet is required, Tax Parcel 0808F-05-061.000, 15251 Cindy Cove, Zoned R-1-10 (Single-family), Ward 7

**4. Variance 2501ZB005:**

Variance 2501ZB005, by owner Hage Properties LLC, seeking approval for parking that backs out into city right of way, Tax Parcel 0910N-01-010.001, 213 Pass Road, Zoned B-2 (General Business), Ward 4

**5. Variance 2501ZB006:**

Variance 2501ZB006, by owner Hage Properties LLC, seeking approval for 3 regular parking spaces where 14 parking spaces are required, Tax Parcel 0910N-01-010.001, 213 Pass Road, Zoned B-2 (General Business), Ward 4

**6. Variance 2501ZB008:**

Variance 2501ZB008, by owner Hage Properties LLC, seeking approval for parking that backs out into city right of way, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

**7. Variance 2501ZB009:**

Variance 2501ZB009, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

**8. Special Exception 2501SE010:**

Special Exception 2501SE010, by owners Ria Propertiez AZ, LLC and Prosper Properties LLC, seeking approval for a bar and lounge use, Tax Parcel 1010H-02-031.000, 2093 E Pass Road Suites A & C, Zoned B-1 (Neighborhood Business), Ward 2

**H. Adjournment**