

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, FEBRUARY 20, 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 - January 16, 2025

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 2412ZB197:(Deferred to February Agenda by applicant)**

Variance 2412ZB197, by owners R. Solloum Investments Inc. and J. Salloum Properties Inc., seeking approval for building height of 59 feet where 45 feet is the height limit, Tax Parcels 1010P-01-003.000, 1010P-01-002.000, 2400 Beach Drive, 121 Debuys Road, Zoned R-B (Residence Business), Ward 2

2. Variance 2412ZB198;(Deferred to February Agenda by applicant)

Variance 2412ZB198, by owners R. Solloum Investments Inc. and J. Salloum Properties Inc., seeking approval for 146 regular parking spaces where 208 spaces are required, Tax Parcels 1010P-01-003.000, 1010P-01-002.000, 2400 Beach Drive, 121 Debuys Road, Zoned R-B (Residence Business), Ward 2

3. Variance 2412ZB199;(Deferred to February Agenda by applicant)

Variance 2412ZB199, by owners R. Solloum Investments Inc. and J. Salloum Properties Inc., seeking approval for one additional wall sign where two wall signs are allowed, Tax Parcel 1010P-01-003.000, 1010P-01-002.000, 2400 Beach Drive, 121 Debuys Road, Zoned R-B (Residence Business), Ward 2

4. Variance 2502ZB011:

Variance 2502ZB011, by agent Richard J. Drive, seeking approval for an eight-foot-tall fence where six feet is the height limit, Tax Parcel 1010C-01-001-002, 10988 Channelside Drive, Zoned R-2 (Single-family), Ward 5

5. Variance 2502ZB013;

Variance 2502ZB013, by owners Timothy Daigle Jr. and Jene Daigle, seeking approval for a six-foot-tall fence where the height limit is 4 feet, Tax Parcels 0807E-01-001.001, 0807E-01-001.000, 15361 S Swan Road, Zoned R-1-15 (Single-Family), I-2 (Heavy Industry), Ward 7

6. Variance 2502ZB018;

Variance 2502ZB018, by agent Morgan Speranzo Hoda, seeking approval for a front yard setback of 21.5 feet where 25 is required, Tax Parcels 1009N-01-002.061, 1009N-01-002.062, 11048 Georgian Way, Zoned R-2, Ward 5

7. Variance 2502ZB019;

Variance 2502ZB019, by owners Timothy Levens and Theresa Levens, seeking approval to exceed the allowable square footage for accessory structure by 544 square feet for property over an acre, Tax Parcel 0907O-01-023.015, 12596 Beau Forest Drive, Zoned R-1-15 (Single-Family), Ward 6

8. Variance 2502ZB020;

Variance 2502ZB020, by owners Timothy Levens and Theresa Levens, seeking approval for a third accessory structure where two are allowed, Tax Parcel 0907O-01-023.015, 12596 Beau Forest Drive, Zoned R-1-15 (Single-Family), Ward 6

9. Variance 2502ZB021:

Variance 2502ZB021, by owner FHC, INC, seeking approval for lot sizes smaller than an acre for a proposed 7 lot subdivision, Tax Parcels 1007O-01-028.000, 1007O-01-028.008, 1007O-01-028.012, 1007O-01-028.014, 10550 O'Neil Road, Zoned R-E (Residence-Estate), Ward 6

10. Variance 2502ZB024:

Variance 2502ZB024, by agent David John Hunter, seeking approval for an 8 foot setback where 25 feet is required for a secondary frontage, Tax Parcel 0911F-01-035.000, 500 East Beach Blvd, Zoned R-1-7.5 (Single-Family), Ward 2

H. Adjournment