

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, JULY 21, 2016 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 - June 16, 2016

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 Case File Number: 1607ZB075

Charles E. Spence, property owner request two variances, a variance of 5.1 feet to allow for a 2.9 foot west side yard setback where 8 feet are required, a variance of 3.5 feet to allow for a 4.5 foot rear yard setback where 8 feet are required to allow for an above ground swimming pool located at 402 Magazine Circle, on tax parcel 1010I-01-079.044 containing approx. 12,789 square feet and being zoned R-2 (Single Family) (Located north of Beach Drive, south of Palmer Drive, east of and adjacent to Magazine Circle, and west of Debuys Road), Ward 2.

2. Variance Case File Number: 1607ZB077

Randy Blacklidge, agent for Redeemer Baptist Church, property owner, requests a variance of 5.5 feet to allow 4.5-foot setback for a sign where a 10-foot setback is required on a street frontage located at 1902 Kelly Avenue on tax parcel 0811H-01-039.000 and being zoned R-2 (Single Family) (Located north of and adjacent to 19th Street, south of and adjacent to 22nd Street, east of and adjacent to Kelly Avenue, and west of Broadmoor Place), Ward 2.

3. Special Exception Case File Number: 1607ZB078

Rehabilitation Centers, LLC, dba Millcreek C/O Margaret Stept, agent for Garnette A. and James K. Wetzel, property owner, requests a Special Exception to allow an adult daycare at 1001 E Pass Rd, on tax parcel 1010L-06-028.000, containing approx. 1.02 acres, zoned T4+ (General Urban Zone “Plus”) (Located north of Church Street, south of and adjacent to East Pass Road, east of Tegarden Road, and west of Watkins Avenue) Ward 2.

4. Variance Case File Number: 1607ZB085

Patricia Dianne Karrer, property owner, request a variance of 16 feet to allow a 9-foot second west-front setback where 25 feet are required for the construction of pool and deck at 1116 Oak Place on tax parcel 0811A-01-084.000 containing 11,780 square feet and being zoned R-1-7.5(Single Family) (Located north of and adjacent to Oak Place, south of Wanda Place, east of and adjacent to Broadmoor Place, and west of East Avenue) Ward 2.

5. Variance Case File Number: 1607ZB088

Sam and Linda Bass, property owners, request a variance of 6.5 feet to allow a 1.5-foot west-side setback where 8 feet are required for the construction of a shed on tax parcel 0907K-01-006.091 containing 7,993 square feet, zoned R-1-7.5 (Single Family) (Located north of and adjacent to Willow Oak Circle, South of Tortoise Trail, east of Holliman Road, and west of Turtle Creek Parkway), Ward 6.

6. Variance Case File Number: 1607ZB089

Charles R. Box, agent for Lucinda M. and Robert J. Peters, property owners, request a variance of 7 feet to allow a 8-foot west front-yard setback where 15 feet are required for the construction of a single family home on tax parcel 0811G-03-029.000 containing 11,493 square feet and being zoned T4L (General Urban Zone “Limited”) (Located north of 2nd Street, south of an adjacent 3rd Street, east of an adjacent to Nichols Court, and west of Pratt Avenue), Ward 2.

7. Variance Case File Number: 1607ZB090

Stephen H. Howard, agent, for First Christian Church, property owner, request a variance of 7.4 feet to allow for a 2.6 foot front yard setback where 10 feet are required for the placement of a free standing sign located at 14344 Dedeaux Road on tax parcel 0808J-02-084.000 containing 36,763 square feet, zoned B-2 (General Business) (Located north of and adjacent to Dedeaux Road, south of Darby Street, east of and adjacent to South Kerns Drive, and west of Janell Drive), Ward 5.

H. Adjournment