

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, NOVEMBER 17, 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 -October 20, 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 1610ZB137:

Jewell Dedeaux, agent for Bryant Rae Calcote, property owner, requests a 10-foot variance to allow a 15-foot front yard setback where 25 feet are required for the purpose of constructing a home on the tax parcel 1010B-03-001.002 zoned R-2 (Single Family): located north of Switzer Road, south of Beards Cove Drive, east of Parkview Place, west of and adjacent to John Evan Drive, in Ward 4.

2. Variance 1611ZB146:

Anthony Q. Parker, agent for Clyde C. and Deborah J. Parker, property owners, request a 4-foot variance to allow a 2-foot south side yard setback where 6 feet are required for the purpose of adding a dwelling unit to a detached garage on the tax parcel 0907I-05-034.002 zoned R-1-5 (Single Family): located north of O'neal Road, south of and adjacent to Boles Boulevard, east of and adjacent to Gorman Street, and west of and adjacent to Rene Avenue, in Ward 6.

3. Variance 1611ZB148:

Emily Bernahl, agent for Anchor Development, LLC, property lessee, requests a variance to allow a wall sign on the rear-east building elevation where no frontage exists for a proposed restaurant on the tax parcel 0809D-02-002.000 zoned B-4 (Highway Business): located north of and adjacent to Interstate 10, south of and adjacent to Landon Road, east of 34th Avenue, and west of Highway 49, in ward 7.

4. Variance 1611ZB149:

Ferdinand B. Walker, property owner, requests a variance to allow a 5-foot side yard setback where 8 feet are required for the construction of a 24' x 11.3' carport on tax parcel 0910C-01-024.000 zoned R-UE (Residential Urban Estates): located north of 48th Street, south of Locust Street, east of Chamberlain Avenue, and west of and adjacent to Washington Avenue, in ward 4.

5. Variance 1611ZB150:

Withdrawn

Victoria Chambers, agent for Barbara Smith, property owner, requests a variance of 20 feet to allow a 5-foot east second-front setback where 25 feet are required for the construction a residence on the tax parcel 0911E-03-033.000 zoned R-1-7.5 (Single Family): located north of and adjacent to East Beach Boulevard, south of 2nd Street, east of Bert Avenue, and west of and adjacent to Gulf Avenue, in ward 2.

6. Variance 1611ZB153:

Michael Hewes, property owner, requests a 6-foot variance to allow a 2-foot west side yard set back where 8 feet are required at 1005 2nd Street on the tax parcel 0911E-03-012.000 zoned R-1-7.5 (Single Family): located north of E Beach Boulevard, south of and adjacent to 2nd Street, east of Bert Avenue, west of Evans Avenue, in ward 2.

7. Variance 1611ZB154:

Withdrawn

B.D Lindsay, Trustee for Rita Bennett Children Trust and Richard Dedeaux, property owner, requests a 9-foot variance to allow a 16-foot setback where 25 feet are required for the construction of a single family dwelling on the tax parcel 0911C-02-046.000 zoned R-1-7.5 (Single Family): located north of Bouslog Street, south of and adjacent to 2nd Street, east of and adjacent to Midway Avenue, and west of Oak Avenue, in ward 2.

8. Variance 1611ZB157:

Metro of LA, LLC, requests variances to allow 16 spaces to back into the right-of-way and to allow a 0-foot parking buffer from the front property line where 3 feet are required for a building converting to a retail use at 1220 Pass Road on the tax parcel 0810P-02-024.000 zoned B-2 (General Business): located north of and adjacent to Pass Road, south of and adjacent to 29th Street, east of and adjacent to Lora Drive, and west of Kelly Avenue, in ward 3.

9. Variance 1611ZB158:

Sandefur Properties LLC, property owner, requests variances to allow a freestanding sign where there is no frontage, to allow a wall sign on the east side of the building where there is no frontage, and to allow a wall sign on the south side of the building where there is no frontage at 11838 Highway 49 on the tax parcel 0808L-03-001.001 zoned B-4 (Highway Business): located north of Dedeaux Road, south of and adjacent to Orange Grove Road, east of Old Highway 49, and west of Highway 49, in ward 7.

H. Adjournment