

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, DECEMBER 15, 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 - November 17, 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:
(Requesting deferral to the January 19, 2017 meeting)

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 1611ZB157:
(Tabled from the November 17, 2016 meeting.)

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.

3. Variance 1612ZB168:

Emma Jean Dombrowski, property owner, request a variance of 5 feet to allow a 3-foot setback for the south side yard where 8-foot is required and a variance of 11.25 percent to allow lot coverage of 56.25 percent where 45 percent is the maximum allowed for the construction of a motor home enclosure at 2422 Middlecoff Drive on the tax parcel 1010J-01-058.000 zoned R-1-7.5 (Single Family): located north Palmer Road, south of and adjacent to Middlecoff Drive, east of Ford Street, and west of and adjacent to Sneed Street, in ward 2.

H. Adjournment