

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS

CITY HALL COUNCIL CHAMBERS

THURSDAY, FEBRUARY 19, 2015 @ 3:00 P.M.

A. Prayer

B. Pledge of Allegiance

C. Call to Order

D. Determination of a Quorum

E. Confirmation of Agenda

F. Adoption of Minutes: Zoning Board meeting – January 15, 2014.

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: 1502ZB004

Joseph Gauci, agent for Eustace A. Allen II and Nancy A. Allen, requests a 4.2 foot variance to allow a front yard setback of 20.8 feet where 25 feet are required for the construction of a garage at 42 36th Street on tax parcel 0910J-03-012.000 containing 14,045 square feet, zoned R-1-7.5 (Single family) (Located north of and adjacent to 36th Street, west of and adjacent to Jackson Avenue, south of 37th Street, east of Washington Avenue) Ward 4. **(Exhibit 004)**

2. Variance – Case File Number: 1502ZB008 (Deferred to March Meeting)

Wayne O’Neal, agent for Destyni D. Tran, owner, request the following variances: (1) a variance of 15 feet to allow for a 0-foot north landscape buffer where 15 feet are required and (2) a variance of 15 feet to allow for a 0-foot east landscape buffer where 15 feet are required at 36 Pass Road on tax parcel 0910J-03-029.000 containing approx. 21,694 square feet, zoned R-B (Residential Business) (Located north of and adjacent to Pass Road, south of 36th Street, east of Jackson Avenue, and west of Hancock Avenue) Ward 4. **(Exhibit 008)**

3. Variance – Case File Number: 1502ZB013

Andy Phelay and Harvey Matheny, agents for Joseph Naoum Salloum and Richard P. Salloum, requests the following variances: (1) to allow parking within the front setback and 20 feet beyond the front facade of the building where parking is prohibited (2) to allow a 7-foot landscape strip where a 10-foot strip is required, for the construction of a fuel service station on tax parcel 0911B-02-013.001 and 0911B-02-013.000 containing approx. 1.67 acres, zoned T6 (Urban Core Zone) (Located north of and adjacent to East Beach Boulevard, west of and adjacent to Courthouse Road, south of 16th Street, east of Texas Avenue) Ward 2. **(Exhibit 013)**

H. Adjournment