

**AGENDA**

**ZONING BOARD OF ADJUSTMENT AND APPEALS**

**CITY HALL COUNCIL CHAMBERS**

**THURSDAY, APRIL 25, 2013 @ 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 – March 21, 2012.**

**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. Special Exception: Case File Number: 1303ZB025 (Deferred from March 21st Meeting)**

Willie B Patton, agent for Alfredia Jackson Patton, property owner, requests a Special Exception to allow a mobile home on tax parcel 0810D-02-028.000 containing 6,786 square feet, zoned R-1-5. (Located north of Harrison Street, south of Tyler Street, east of and adjacent to Ohio Avenue and west of West Railroad Avenue). Ward 3. **(Exhibit 025)**

**2. Variance: Case File Number: 1303ZB030**

Noel Simms, agent for Gulfport Highlands Development, requests a Variance of 25 feet to allow buildings up to the front property lines where 25-foot setbacks are required, on tax parcel 1008F-01-006.000 containing approximately 34 acres, zoned R-B. (Located east of and adjacent to Highway 605, west of Ollie Road, north of John Ross Road, south of O’Neal Road) Ward 6. **(Exhibit 030)**

**3. Variance: Case File Number: 1304ZB031**

Thomas Deters, property owner, request a variance of 5 feet to allow for a 3 feet rear yard setback were 8 feet is required for the construction of a 7x13 patio cover at 13251 Terrapin Cove on tax parcel 0907K-01-006.107, containing approximately 10,585 square feet, zoned R-1-7.5, (Located south of and adjacent to Terrapin Cove, north of O'Neal Road, west of Turtle Creek Parkway, and east of Tracewood Drive) Ward 6. **(Exhibit 031)**

**4. Variance: Case File Number: 1304ZB034**

John L. Jr. and Dorothy Ouille, property owners, request two variances; 1) a variance of 3 feet to allow a 5-foot rear yard setback for the construction of a covered porch, 2) a variance of 3 feet to allow a 5-foot rear yard setback for the construction of a detached accessory building at 1620 Bullis Avenue on tax parcel 0811H-02-012.000, zoned R-1-7.5, (Located south of and adjacent to 3rd Street, east of adjacent to Bullis Avenue, north of 2nd Street, and west of Kelly Avenue) Ward 2.**(Exhibit 034)**

**5. Variance: Case File Number: 1304ZB036**

Tommy Kelly, agent for Sonny Salloum, property owner, request a variance to allow a wall sign to remain on the east side of the building where there is no street frontage instead of the wall sign facing a dedicated road which is required by the Zoning Ordinance at 11 Pass Road on tax parcel 0910O-01-001.000, containing approximately 33.8 acres, zoned B-2, (Located south of and adjacent to Pass Road, north of 33<sup>rd</sup> Street, west of Courthouse Road, and east of Hancock Avenue) Ward 4.**(Exhibit 036)**

**6. Variance: Case File Number: 1304ZB037**

John M. Davis, property owner, requests a 19 foot variance to allow a 6 foot front yard setback where 25 feet are required at 2220 19<sup>th</sup> Avenue on tax parcel 0811B-07-019.000 containing 14,094 square feet, zoned R-2 (Located east of and adjacent to 19<sup>th</sup> Avenue, west of 18<sup>th</sup> Avenue, south of 23<sup>rd</sup> street, north of 22<sup>nd</sup> Street) Ward 3. **(Exhibit 037)**

**7. Special Exception: Case File Number: 1304ZB039**

Thomas R. Brown, agent for Oasis Real Estate Inc, property owner, request a Special Exception to allow the placement of a 60'x14' Manufactured Home on tax parcel 0810C-01-043.001, containing approximately 28,033 square feet, zoned R-1-5, (Located east of and adjacent to Louisiana Avenue, west of Texas Avenue, and north of Polk Street) Ward 3.**(Exhibit 039)**

**H. Adjournment**