

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS

CITY HALL COUNCIL CHAMBERS

THURSDAY, JANUARY 17, 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 – December 20, 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. Variance: Case File Number: 1301ZB003

John Ruble, agent for Johnny Frazier, property owner, requests four variances for the new construction of a commercial building: 1) to allow backing into the 20th Avenue right-of-way, 2) to allow for a west side yard setback of 0 feet where 6 feet is required, 3) to allow for a south side yard setback of 0 feet where 6 feet is required, 4) to allow a vehicle access lane of 20 feet 4 inches where 25 feet of aisle width is required at 1921 15th Street, on tax parcel 0811J-01-010.000, Zoned T4+, (Located south of and adjacent to 15th Street, north of East Beach Blvd, east of and adjacent to 20th Avenue, and west of 19th Avenue). Ward2. **(Exhibit 003)**

2. Variance: Case File Number: 1301ZB004

Penny Noble Loveless and Ashley A. Peden, property owners, request a Variance of 2 feet to allow a front yard setback of 23 feet where 25 feet is required to construct a single-family home at 1619 Searle Avenue on tax parcel 0911C-02-014.000 containing 3,088.60 square feet, zoned R-1-7.5. (Located south of E. Railroad Street, north of 3rd Street, east of Hewes Avenue and west of and adjacent to Searle Avenue). Ward 2. **(Exhibit 004)**

3. Variance: Case File Number: 1301ZB005

Jeffrey M. Riopelle of Knesal Engineering Services, Inc., agent for International Longshoreman Association Local #1303, requests a Variance to allow off-street non-residential parking to back into the 20th Street right-of-way on tax parcel 0811E-01-027.000 containing 4,119 square feet, zoned B-1 (neighborhood business). (Located north of and adjacent to 20th Street, east of and adjacent to 30th Avenue, west of 29th Avenue, south of 21th Street) Ward 1. **(Exhibit 005)**

4. Variance: Case File Number 1301ZB007

Unique Collision Center, Inc., property owner, requests a Variance to allow a 10-foot buffer strip where 15 feet are required on tax parcel 0810I-01-068.000 containing 30,008 square feet, zoned I-1. (Located north of and adjacent to 35th Street, east of and adjacent to 13th Avenue, south of and adjacent to 36th Street, west of 12th Avenue) Ward 3. **(Exhibit 007)**

H. Adjournment