

**AGENDA**

**ZONING BOARD OF ADJUSTMENT AND APPEALS**

**CITY HALL COUNCIL CHAMBERS**

**THURSDAY, FEBRUARY 18, 2016 @ 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 21, 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: Case File Number: 1602ZB013**

Bruce Page, property owner, requests a variance to allow a garage within the front 20 feet of the façade where a garage is required to be at least 20 feet back from the front façade of the building at 1610 18th Avenue on tax parcel 0811G-03-024.001, containing approximately 7,540 square feet, zoned T4L (General Urban Zone “Limited”) (Located north of 2nd Street, south of 3rd Street, east of and adjacent to 18th Avenue, and west of Nichols Court) Ward 2. **(Exhibit 013)**

#### **2. Special Exception: Case File Number: 1602ZB014**

Karen Peters, agent for George M. Hataway and Deborah I. Hataway, property owners, requests a Special Exception to allow for a child care facility at 2614 17<sup>th</sup> Avenue, on tax parcel 0811B-05-021.000 containing approximately 10,593 square feet, zoned B-2 (General Business District) (Located north of 26th Street, south of 27th Street, west of 16th Avenue, and east of and adjacent to 17th Avenue.) Ward 3. **(Exhibit 014)**

#### **3. Variance: Case File Number: 1602ZB020**

Dawn Breland, property owner, requests a variance of 5 feet to allow front yard setback of 20 feet where 25 feet are required for the construction of a porch at 13283 Andy Street on tax parcel 0907I-05-002.000, containing approx. 11,365 square feet, zoned R-1-10 (Single Family) (Located north of Walker Road, south of Boles Boulevard, east of Ann Avenue, and west of and adjacent to Andy Street) Ward 6. **(Exhibit 020)**

#### **4. Variance: Case File Number: 1602ZB022**

Parker Cherry, property owner, requests a variance of 17,000 square feet to allow a resubdivision of an 28,000 square foot  $\pm$  parcel into three 9,333-square foot  $\pm$  parcels where 15,000 square feet is the minimum allowed for each parcel on tax parcel 0707B-01-031.000, zoned R-1-15 (Single Family) (Located north of 4th Street, south of and adjacent to 3rd Street, east of and adjacent to Church Street, and west of Old Highway 49) Ward 7. **(Exhibit 022)**

### **H. Adjournment**