

AGENDA

Wednesday, September 4, 2019
6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- July 2, 2019 Meeting Minutes

New Business

Case No. BZA-19-11 – Outdoor Seating Area – 5901 Dixie Hwy

A variance request submitted by Anne McBride, on behalf of owner, Shared Harvest Foodbank, Inc., for the property located at 5901 Dixie Hwy in the C3A zoning district.

Section 1165.04 (a) of the zoning code states “All businesses, services or processing shall be conducted wholly within a completely enclosed building...”

The applicant is requesting an outdoor seating area for a future restaurant.

Case No. BZA-19-9 – Accessory Structure over 500 sf/Height over 15 Feet/Height over principal structure – 2471 Redstart Drive

A variance request submitted by Jeff and Jerri Southerland, for the property located at 2471 Redstart Drive, Lot No. 3639, in the R-0 zoning district.

Section 1143.06 (a) of the zoning code states “...accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size.”

The homeowners are removing their only garage, a detached one-car garage. They would like to rebuild the garage as a two-car garage with additional space for storage. The garage would be 896 sf which includes a lean-to/porch on the side. The garage will have DuraTemp siding painted to match the color of the house and a metal roof with a natural color.

Case No. BZA-19-10 – Exceed Density Limit - 5877 Ross Road

A variance request submitted by L. Steven Moore, on behalf of GoldOller Real Estate Investments, for the property located at 5877 Ross Road, Lot No. 9554, in the R-4 zoning district.

Section 1155.05 of the zoning code states “...any multi-family structure legally existing on the effective date of Ordinance No. 159-92 (effective January 14, 1993) shall continue as a conforming use and shall not be defined or limited by Section 1133.01 (a)(64) and shall not be subject to or limited by the provisions of Chapter 1198. Such existing structures may be rebuilt to, but not exceeding, their legally existing density as of January 14, 1993.

A ten-unit apartment building located at 78-87 Brittany Ln was destroyed by fire. The owner would like to rebuild the apartment building with 20 units. Even though this property is over the allowable density limit of six units per acre, our ordinances allows for this building to be rebuilt as it was prior to the fire. The 20-unit proposed building would exceed the original building by ten units.

cc: Mark Wendling, City Manager
Alisha Wilson, Clerk of Council (9)
Greg Kathman, Development Services Director
BZA Members (7)
BZA File