## Zoning Board of Appeals Agenda

Regular Meeting Thursday, July 11, 2013

Roll Call

Approval of the Minutes from the previous meeting.

Appeal: 2735 601 W Mountain Ave

The variance will increase the required floor area ratio for the rear half of the lot (the south half) from .33 to .359 and reduce the required rear yard setback along the south lot line from 15 feet to 4 feet. The variances are requested in order to allow a new, detached one-car garage to be constructed in the southwest corner of the lot and a 78 square foot sunroom addition onto the existing back porch at the southeast corner of the house. The rear setback variance applies only to the proposed garage. The sunroom addition complies with the setback regulations.

Code Sections: 4.8(D)(5), 4.8(E)(3)

Petitioner: Steve Josephs

ZoningDistrict NCM

Appeal: 2740 317 N Whitcomb St

The variance will reduce the required minimum side yard setback along the north lot line from 5 feet to 4 feet 10 inches and along the south lot line from 5 feet to 4 feet in order to allow the construction of a second story addition. The exterior side walls of the addition are proposed to be constructed on top of the existing side walls of the one story house. The existing north and south setbacks are nonconforming and the second story addition will not increase the degree of nonconformity.

Code Sections: 4.8(E)(4)

**Petitioner:** Jeffrey Tuck Tennant

ZoningDistrict NCM

Appeal: 2741 120 W Stuart St

The variance will allow the College Avenue ground sign for "The Summit" development to be located closer to Stuart Street than it would be to College Avenue. Specifically, the proposed sign will be located 12.5 feet from the Stuart Street curb and 17.5' feet from the College Avenue curb. The sign will be a two-sided sign, perpendicular to College Avenue and will comply with all of the other applicable sign regulations.

**Code Sections:** 3.8.7(G)(5)

**Petitioner:** LD Chase, DaVinci Signs

ZoningDistrict CG

Appeal: 2742 430 Flagler Rd

The variance will reduce the required minimum rear yard setback from the rear lot line from 15 feet to 8.5 feet in order to allow a larger deck. The deck will not be covered.

Code Sections: 4.4(D)(2)(c)

**Petitioner:** Brad and Stacy Brown

ZoningDistrict RL

