

BOARD OF ZONING APPEALS

SEPTEMBER 9, 2019

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:00 P.M.

- I. CALL TO ORDER**
- II. BOARD OF ZONING APPEALS STATEMENT**
- III. CONSIDERATION OF AGENDA**
- IV. ADJOURN**

BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 9, 2019

6:00 PM

A. Zoning Appeal Petitions

1. #ZA-19410-00028 Reference: 2340

Filed: 06/21/2019 Petitioner: LOYD CLAY
Address: 7852 LEAVENWORTH RD

SYNOPSIS: This appeal has been filed to allow an accessory structure that exceeds 1000 square feet and a concrete slab that exceeds 1000 square feet. Sec. 27-609(2) states that the total area for a detached accessory building shall not exceed 1,000 square feet or cover more than 30 percent of the required rear yard. Appellate is requesting to allow a structure that is 1220.28 square feet, a violation of 220.28 square feet. Sec. 27-675(b)(s) states that the parking, loading or maneuvering area must be less than 40 percent of the rear yard and less than 1,000 square feet in area. Appellate is requesting a paved parking pad that is 1230 square feet in area, a violation of 230 square feet.

2. #ZA-19410-00031 Reference: 2343

Filed: 07/15/2019 Petitioner: PEDRO ROCHA
Address: 1128 S 47TH TER

SYNOPSIS: This appeal has been filed to allow a garage that exceeds the maximum square feet. Section 27-609(2) states that a detached accessory structure may not exceed 1,000 square feet. Appellant is requesting to build a garage with an area of 1,440 square foot, a violation of 440 square feet.

3. #ZA-19410-00032 Reference: 2344

Filed: 07/15/2019 Petitioner: ADAM WITTMER WITH WITTMER MANAGEMENT LLC
Address: 548 CENTRAL AVE

SYNOPSIS: This appeal has been filed to expand operations at a coffee shop. Sec. 27-688(a)(5) states that eating places, restaurants, dining rooms, and snack bars shall require one off-street parking space for each 50 square feet of seating area plus one space for each remaining 300 square feet of total floor area. With a seating area of 1,174 square feet and additional area of 2,766 square feet, 33 off-street parking spaces are required. The appellant has requested to provide 16 off-street parking spaces, a violation of 17 off-street parking spaces.

Total number of agenda items: 3

CITY PLANNING COMMISSION

SEPTEMBER 9, 2019

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:30 P.M.

- I. CALL TO ORDER**
- II. PLANNING COMMISSION STATEMENT**
- III. CONSIDERATION OF CONSENT AGENDA**
- IV. CONSIDERATION OF NON-CONSENT
AGENDA**
- V. ADJOURN**

**CITY PLANNING COMMISSION
AGENDA**

SEPTEMBER 9, 2019

6:30 PM

I. CALL TO ORDER

II. REPORTS

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE AUGUST 12, 2019 MINUTES

A. Special Use Permit Petitions

1. #SP-19402-00087	Reference:	SP-2019-95
Filed: 07/24/2019	Petitioner:	DAN SPENCER/CZ-USA
	Address:	3327 N 7TH ST TRFY

SYNOPSIS: Renewal of a Special Use Permit (#SP-2017-53 - expires 10/26/2019) for office space, assembly space and test firing range

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

1. **#CZ-19401-00019** Reference: **3197**
Filed: **05/24/2019** Petitioner: **GERALD ST. PETER WITH DAPS, LLC**
Address: **10525 NELSON LN**

SYNOPSIS: Change of Zone from A-G Agriculture District to R-1 Single Family District for a single-family residential subdivision in conjunction with Eagle's Edge Preliminary Plat for 55 lots

2. **#CZ-19401-00020** Reference: **3198**
Filed: **06/07/2019** Petitioner: **ORACIO PEREZ**
Address: **3605 BELL CROSSING DR**

SYNOPSIS: Change of Zone from R-1(B) Single Family District to A-G Agriculture District for accessory structures and animals

3. **#CZ-19401-00024** Reference: **3202**
Filed: **07/26/2019** Petitioner: **F. PETER KOVAC**
Address: **4251 N 60TH ST**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District to raise cattle

4. **#CZ-19401-00025** Reference: **3203**
Filed: **07/26/2019** Petitioner: **SUMEY MOHAMAMDRABIE/ MY THREE S LLC**
Address: **1028 SANDUSKY AVE**

SYNOPSIS: Change of Zone from R-1 Single Family District to R-2(B) Two Family District for continuaion of a duplex

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

5. **#CZ-19401-00026** Reference: **3204**
Filed: **07/26/2019** Petitioner: **ELIOT ARNOLD/BEACHWOOD HOLDINGS LLC**
Address: **4225 MISSION RD**

SYNOPSIS: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a multi-family residential development at 3002, 3004 and 3014 West 43rd Street and 4225 Mission Road

B. Special Use Permit Petitions

1. **#SP-19402-00041** Reference: **SP-2019-50**
Filed: **03/29/2019** Petitioner: **LOYD A. CLAY**
Address: **7852 LEAVENWORTH RD**

SYNOPSIS: Special Use Permit for the Temporary Use of Land to park salt plow trucks when not in use

2. **#SP-19402-00074** Reference: **SP-2019-82**
Filed: **06/13/2019** Petitioner: **PRABHJOT SINGH PADDA/MSS FREIGHT SERVICES LLC**
Address: **451 S 14TH ST**

SYNOPSIS: Special Use Permit for the Temporary Use of Land for an inspection/light maintenance facility

3. **#SP-19402-00078** Reference: **SP-2019-87**
Filed: **06/26/2019** Petitioner: **NIKOLE HENSON**
Address: **1830 QUINDARO BLVD**

SYNOPSIS: Special Use Permit for a car dealership with automotive repair, auto detailing and auto stereo installation

V. NON-CONSENT AGENDA

C. Subdivision Petitions

1. **#SB-19404-00011** Reference: **EAGLE'S EDGE**
Filed: **05/24/2019** Petitioner: **GERALD ST. PETER WITH DAPS LLC**
Address: **10525 NELSON LN**

SYNOPSIS: Preliminary Plat for 55 single-family lots in conjunction with Change of Zone #3197 from A-G Agriculture District to R-1 Single Family District for a single-family residential subdivision

D. Plan Review Petitions

1. **#PR-19405-00018** Reference: **PR-2019-21**
Filed: **07/26/2019** Petitioner: **DAVID CONTAG/DLR GROUP**
Address: **1312 S 55TH ST**

SYNOPSIS: Preliminary and Final Plan Review or an addition and renovations to the Turner Middle School

Total number of agenda items: 11

VI. ADJOURN