

CALL TO ORDER AND ROLL CALL

1. The Board of Zoning Appeals hearing was called to order at 7:30 P.M. by Mr. Yoo. Chairman Altenburg was absent. All other members were present.

NEW BUSINESS

2. BZA Case #2017-0008
2210 Randolph Avenue
Public hearing and consideration of a request for a special exception to construct an open front porch in the required front yard; zoned R-2-5/ Single and Two-family.
Applicant: Holly and John Ellis, represented by Gaver Nichols, architect

Speakers:

John Ellis, applicant, presented the case.
Holly Ellis, applicant, spoke in support of the request.

Discussion: Mr. Yoo commented that both requests were reasonable and met the criteria for special exceptions.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Perna, seconded by Mr. Poretz, the Board of Zoning Appeals voted to approve BZA case #2017-0008. The motion carried on a vote of 6 to 0.

Reason: The application met the criteria for a special exception as outlined in the staff report.

3. BZA Case #2016-0018
1208 Prince Street
Public hearing and consideration of a request for a special exception for the construction of a two-story addition in the required side yard; zoned CL/Commercial Low.
Applicant: Corey Donovan & Jennifer Mullett, represented by Michael Detomo, architect

Speakers:

There were no speakers.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Buono, seconded by Mr. Ramsey, the Board of Zoning Appeals voted to defer BZA case #2017-0018, as requested by the applicant. The motion carried on a vote of 6 to 0.

Reason: The applicant requested a deferral prior to the hearing in order to make revisions to the design of the proposed additions and modify the request.

4. BZA Case #2017-0012
519 Canterbury Lane
Public hearing and consideration of a request for a special exception for the construction of a front porch in the required front yard; zoned R-20/Single-family.
Applicant: Brian and Jennifer Siegel, represented by Kim Beasley, architect

Speakers:

Kim Beasley, architect representing the applicant, spoke on behalf of the project and answered questions from the Board.

Discussion: Mr. Perna noted that the property's location in a cul-de-sac necessitates the need for a special exception for the front porch because the front setback curves.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Perna, seconded by Mr. Ramsey, the Board of Zoning Appeals voted to approve BZA case #2017-0012. The motion carried on a vote of 6 to 0.

Reason: The application met the criteria for a special exception as outlined in the staff report.

OTHER BUSINESS

5. Discussion item: Text Amendment to Article 11, Division C of the Zoning Ordinance to incorporate state code provisions and an update to the Board of Zoning Appeals regulations pertaining to processes of the Board including variances, appeals, and special exceptions.

Discussion: Board members asked questions of the staff and the city attorney's office to provide clarification and recommended edits that may be needed to the Zoning Ordinance or the Rules of Procedure for the Board of Zoning Appeals.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Perna, seconded by Mr. Ramsey, the Board of Zoning Appeals voted to endorse the changes to the BZA regulations as outlined by staff. The motion carried on a vote of 6 to 0.

Alex Dambach (P&Z) announced the departure of BZA Board Member Sean Kumar after the April 13, 2017 hearing.

MINUTES

6. Consideration of the minutes from March 9, 2017 Board of Zoning Appeals hearing

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Perna, seconded by Mr. Buono, the Board of Zoning Appeals voted to defer the minutes from the March 9, 2017 hearing, pending revisions. The motion carried on a vote of 5 to 0 with Mr. Ramsey abstaining and Mr. Altenburg excused.

ADJOURNMENT

7. The Board of Zoning Appeals hearing was adjourned at 8:12 pm.