

BOARD OF ZONING ADJUSTMENT

AGENDA

August 23, 2021

5:30 p.m.

1. Meeting called to order.
2. Roll call.
3. Approval of Minutes from July 26, 2021, BZA meeting.
4. The following case was continued at the July 26, 2021, BZA meeting until tonight:

BZA-0721-11 – First Sunbelt Properties, Inc., representing CM 280, LLC, is requesting a variance to permit a single 13'4" tall, 54 square foot multi-tenant sign at the intersection of US Hwy 280 and Adena Lane for the purpose of on- and off-premise advertising for businesses located on Adena Lane. The requested sign would be in lieu of detached pole signs otherwise permitted on each property. The property is owned by CM 280, LLC and is zoned PC (Planned Commercial).

5. **BZA-0821-12** – Lance & Sandra Yates, 649 Village Crest Circle, are requesting a variance to allow construction of a fence in the front yard and to construct a roof structure extending 8 feet into the required 10 foot rear setback. Mr. & Mrs. Yates are the property owners and the property is zoned PRD (Planned Residential Development District).
6. **BZA-0821-13** – Tacala, LLC, representing Montclair Restaurants Inc. is requesting a variance to the landscape/tree conservation criteria for redevelopment of property located at ***1553 Montgomery Hwy.*** Tacala is planning to demolish the existing building and build a new restaurant with drive-thru. The applicant is seeking a reduction to the required width of front perimeter landscaping along US 31 by 13' along with the required tree plantings, and a reduction to the required side perimeter landscaping width by 3' along the south side of the property (adjacent to Burger King). The ordinance requires 15' and 8' of perimeter landscaping respectively. The property is zoned C-2 (Community Business District).

7. **BZA-0821-14** - Mr. Marc Cameron, Oak Leaf Landscaping, representing homeowners Dan and Stacy Walters at **2616 Montauk Road**, is requesting a variance to allow rear covered patio, roof, and fireplace to be constructed 3'10" inside the 10' rear setback. The structure would also encroach into a platted 10' storm sewer easement. The property is zoned PUD PR-1 (Planned Single Family District).

Adjourn