



## BOARD OF ZONING APPEALS AGENDA

**DATE:** October 5, 2022  
**LOCATION:** Building & Codes Department  
100 South Spring Street  
**TIME:** 2:30 P.M.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ANNOUNCE MEMBERS IN ATTENDANCE (VERIFY QUORUM)
- IV. ADOPTION OF MINUTES: September 7, 2022
- V. COMMITTEE ACTION REQUIRED
  - A. **Case Number BZA-32-2022:** Application of Bill Mace, property located at 1104 Cardinal Creek Dr., Tax Property Map No. 018N, Parcel G 012.00, Zoned R-1. Description of the Request: “Applicant is requesting a 14.8 foot variance from the required 20 foot rear yard setback in order for the structure to be 5.2 feet from the South property line.”
  - B. **Case Number BZA-55-2022:** Application of Rollow Welch, property located at 2116 Post Rd., Tax Property Map No. 065M, Parcel H 011.00, Zoned R-1. Description of the Request: “Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a Guest House / Pool House.”
  - C. **Case Number BZA-56-2022:** Application of Khaleel White, property located at 983 May Apple Dr., Tax Property Map No. 029L, Parcel K 007.00, Zoned R-1. Description of the Request: “Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a Guest House.”

- D. **Case Number BZA-57-2022:** Application of Danielle Epstein, Reed Baldwin, Agent, property located at 374 Ryder Ave., Tax Property Map No. 043H, Parcel A 032.00, Zoned R-3. Description of the Request: “Applicant is requesting a 9.5 foot variance from the required 40 foot front yard setback in order for the structure to be 30.5 feet from the North property line.”
- E. **Case Number BZA-58-2022:** Application of Joseph & Michelle Burton, property located at 3581 Aurora Dr., Tax Property Map No. 017E, Parcel F 009.00, Zoned R-1. Description of the Request: “Applicant is requesting a 2.3 foot variance from the required 10 foot side yard setback in order for the structure to be 7.7 feet from the North property line.”
- F. **Case Number BZA-59-2022:** Application of Charles Biter, property located at 509 Britton Springs Rd., Tax Property Map No. 030H, Parcel C 031.00, Zoned R-4. Description of the Request: “Applicant is requesting an 11.7 foot variance from the required 25 foot rear yard setback in order for the structure to be 13.3 feet from the North property line.”
- G. **Case Number BZA-60-2022:** Application of Millan Enterprises, property located at 25 Jefferson St., Tax Property Map No. 066G, Parcel A 004.00, Zoned CBD. Description of the Request: “Applicant is requesting a 61 foot variance from the required 75 foot maximum height of structure in order for the structure to be 136 feet in height.”
- H. **Case Number BZA-61-2022:** Application of Nicholas Construction, property located at 486 Spiderwort Dr., Tax Property Map No. 057I, Parcel D 004.00, Zoned R-1. Description of the Request: “Applicant is requesting a 3% variance from the required 30% maximum lot coverage in order for the proposed structure to cover 33% of the lot.”
- I. **Case Number BZA-62-2022:** Application of Nicholas Construction, property located at 490 Spiderwort Dr., Tax Property Map No. 057I, Parcel D 003.00, Zoned R-1. Description of the Request: “Applicant is requesting a 4% variance from the required 30% maximum lot coverage in order for the proposed structure to cover 34% of the lot.”
- J. **Case Number BZA-63-2022:** Application of Curtis Merrell, Grayson Smith, Agent, property located at 833 Limestone Way, Tax Property Map No. 056I, Parcel H 008.00, Zoned R-1. Description of the Request: “Applicant is requesting a 5% variance from the required 30% maximum lot coverage in order for the proposed structure to cover 35% of the lot.”

**K. Case Number BZA-64-2022: Application of Curtis Merrell, Grayson Smith, Agent, property located at 837 Limestone Way, Tax Property Map No. 056I, Parcel H 007.00, Zoned R-1. Description of the Request: “Applicant is requesting a 5% variance from the required 30% maximum lot coverage in order for the proposed structure to cover 35% of the lot.”**

**L. Case Number BZA-65-2022: Application of Curtis Merrell, Grayson Smith, Agent, property located at 841 Limestone Way, Tax Property Map No. 056I, Parcel H 006.00, Zoned R-1. Description of the Request: “Applicant is requesting a 4% variance from the required 30% maximum lot coverage in order for the proposed structure to cover 34% of the lot.”**

VI. NEW BUSINESS: NONE

VII. CITY COUNCIL ACTION REQUIRED: NONE