



## BOARD OF ZONING APPEALS AGENDA

**DATE:** November 2, 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: October 5, 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-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.”
  - C. **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.”

- D. **Case Number BZA-66-2022:** Application of Tykea Jamall Johnson, property located at 431 Cyprus Ct., Tax Property Map No. 032J, Parcel A017, Zoned R-2. Description of the Request: “Applicant is requesting a Use Permitted on Review in an R-2 zone to allow for a Business Office as a customary home occupation.”
  
- E. **Case Number BZA-67-2022:** Application of Van Wormer Construction, LLC, Dennis Van Wormer, Agent, property located at 833 Forest St., Tax Property Map No. 66N, Parcel C09, Zoned R-6. Description of the Request: “Applicant is requesting to waive sidewalk requirement”
  
- F. **Case Number BZA-68-2022:** Application of Jenna Julian, property located at 517 Hawkins Rd., Tax Property Map No. 079, Parcel 042, 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.”
  
- G. **Case Number BZA-69-2022:** Application of Tojuana Kendall, property located at 1957 Norwood Trl., Tax Property Map No. 65F, Parcel A-12, Zoned E-1. Description of the Request: “Applicant is requesting a 7.5 foot variance from the required 20 foot side yard setback in order for the structure to be 12.5 feet from the Northwest property line.”

VI. NEW BUSINESS: N/A

VII. CITY COUNCIL ACTION REQUIRED: NONE