

AGENDA

BOARD OF ZONING APPEALS MARCH 17, 2009

COUNCIL CHAMBERS 7:30 P.M.

CALL TO ORDER

ROLL CALL – EXCUSE ABSENT MEMBERS IF NECESSARY

ITEM #1 – APPROVAL OF MINUTES – MEETING OF FEBRUARY 17, 2009

RENEWAL ITEMS

ITEM #2 – APPROVAL OF ITEMS #3 THROUGH ITEM #5

ITEM #3 – RENEWAL REQUEST. KMART, 100 E. MAPLE, for relief of the Ordinance to allow for an outdoor display of plant material in front of Kmart along the north side of the fenced area and a four foot section of the sidewalk at the west end of the building adjacent to the building.

SUGGESTED RESOLUTION. MOVED, to grant Kmart, 100 E. Maple, a one-year (1) renewal of relief of the Ordinance to allow for an outdoor display of plant material in front of Kmart along the north side of the fenced area and a four foot section of the sidewalk at the west end of the building adjacent to the building.

- Conditions remain the same.
- There are no complaints or objections on file.
- Display out only during the months of April through July.

ITEM #4 – RENEWAL REQUEST. ST. GEORGE ORTHODOX CHURCH, 2160 E. MAPLE, for relief to maintain a 5' high landscaped berm, in lieu of the 4'-6" high masonry wall along the south and east property lines, and relief of the 4'-6" high masonry wall required along the west property line where the parking lot is adjacent to residentially zoned land.

SUGGESTED RESOLUTION. MOVED, to grant St. George Orthodox Church, 2160 E. Maple, a three-year (3) renewal of relief to maintain a 5' high landscaped berm, in lieu of the 4'-6" high masonry wall along the south and east property lines, and relief of the 4'-6" high masonry wall required along the west property line where the parking lot is adjacent to residentially zoned land.

ITEM #4 – con't.

- Property to the west is a non-residential use under the terms of a consent judgment.
- Neighbors on the east and the south prefer a berm in lieu of a wall.

ITEM #5 – RENEWAL OF APPROVAL REQUESTED. MAZIN & SENNICAFSU, 3769 MEADOWBROOK, for approval under Section 43.74.00 to park a commercial vehicle outside on residential property.

SUGGESTION RESOLUTION: MOVED, to grant Mazin & Sennica Nafsu, 3769 Meadowbrook, renewal of approval granted under Section 43.74.00 to park a commercial vehicle outside on residential property for a period of two-years.

- Petitioner has added additional space beyond the front setback of his home to park this vehicle.
- Approval will not have a negative impact to surrounding property.

POSTPONED ITEMS

ITEM #6 – APPROVAL REQUESTED. HARRY MAZEI, 39 HICKORY, for approval under Section 43.74.00 to park a commercial vehicle outside on residential property.

ITEM #7 – APPROVAL REQUESTED. ANDREW AN, 2019 LANCER, for approval under Section 43.74.00 to park a commercial vehicle outside on residential property.

PUBLIC HEARINGS

ITEM #8 – VARIANCE REQUESTED. DAVID PRZYGODA OF JD NAUGHTON LLC, 1010 NAUGHTON, for relief of the Ordinance to expand an existing parking lot in the M-1 (Light Industrial) Zoning District.

ITEM #9 – VARIANCE REQUESTED. URBANICAL-OAKLAND PLAZA, LLC, 124 JOHN R. (PROPOSED ADDRESS), for relief of the Ordinance to construct a new commercial building. (Sonic Restaurant)