



**8/20/2025 | 6:00 PM**

**Municipal Services Center, Council Chamber  
3600 Tremont Road**

**1. Call to Order/Roll Call**

**2. Consent Agenda**

- a. Review of the July 16, 2025 BZAP meeting minutes.
- b. 2697 Woodstock Road (VAR-36-25) - To allow a one-story addition to encroach up to 1'-8" into the 10'-8" side yard longwall setback.
- c. 3744 Lyon Drive (VAR-39-25) - To allow an increase in the front yard development coverage from 25 percent to 31.3 percent, to allow for a parking space.

**3. Variance/Conditional Uses**

- a. 2381 Onandaga Drive (VAR-30-25) - To allow an increase in the front yard development coverage from 25 percent to 35.2 percent, to allow for a circular driveway.
- b. 1941 Hythe Road (VAR-35-25) - To allow a one-story addition to encroach up to 14 feet into the 36-foot average rear yard setback.
- c. 2516 Welsford Road (VAR-37-25) - To allow a detached garage that results in three variances: to increase the maximum square footage from 496 square feet (6.39 percent of lot size) to 572 square feet (7.4 percent), to increase the maximum height from 17 feet to 21'-6" (to allow for a second floor home office), and to allow two side dormers, which is prohibited.
- d. 2209 Fairfax Road (VAR-38-25) - To allow a two-story addition and detached garage that would require an increase in building coverage from 29 percent to 30 percent and an increase in development cover from 50 percent to 51 percent, where the detached garage height would be increased from the 17-foot height limit to 19'-10" (for a storage loft) and its size would exceed the 525 square foot (7 percent) limit at 613 square feet (8.2 percent).
- e. **Postponed to September 3, 2025 Work Session** - 2548 W. Lane Avenue (VAR-29-25) - To allow the construction of a 2,016-square-foot detached garage that

does not meet neighborhood compatibility requirements. [Postponed from July 16, 2025 BZAP hearing.]

**4. Development/Site Plans**

- a. **Postponed to September 17, 2025 BZAP hearing - 2233-2335 (DEV-01-25)** - Review of a Major Site Plan application for National Church Residences (NCR), to allow for a campus redevelopment to include a new headquarters office building and two senior housing buildings. A recommendation to City Council of a plat amendment and easement dedication/vacation is also requested.

**5. Zoning Map/Text Amendments**

**6. Adjournment**