

5/20/2026 | 6:00 PM

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

1. Call to Order/Roll Call

2. Consent Agenda

- a. Approval of the BZAP meeting minutes from April 22 and May 6, 2026.

3. Variance/Conditional Uses

- a. 1880 Tremont Road (VAR-20-26) - To permit a two-story addition to encroach up to five feet into the 10-foot rear yard setback and 22'-10" into the rear yard profile coefficient.
- b. ~~[Postponed by the applicant.] 2229 Ridgeview Road (VAR-21-26) - To permit a two-story attached garage addition that encroaches 2'-11" into the eight-foot minimum side yard setback and reduces the side setback sum from 16 feet to 13'-11".~~
- c. 3141 Asbury Drive (VAR-22-26) - To permit a one-story third bay garage addition to encroach 4'-9" 1'-3" into the 10-foot minimum side yard setback.
- d. ~~[Postponed by the City as conditional use required.] 2641 Alliston Court (VAR-23-26) - To permit the construction of a two-story addition that encroaches up to 6'-9" into the 12-foot minimum side yard setback and up to 7'-5" into the 18'-1" side yard longwall setback. A conditional use is also required in order to create a two-family dwelling.~~

4. Plat Amendment/Variance

- a. 2082 Fontenay Place (VAR-24-26) - To permit an increase in development coverage from 45 percent (includes a swimming pool bonus) to 50 percent and to reduce the side yard swimming pool decking setback from 10 feet to zero, in order to permit the retention of swimming pool decking and a patio that was installed without a permit.
- b. 2082 Fontenay Place (OR-##-26) - Review and recommendation to City Council of a plat amendment to permit the retention of swimming pool decking and a patio

that was installed without a permit and is located within the platted rear yard, which is prohibited.

5. Adjournment