



11/15/2023 | 6:00 PM

**MUNICIPAL SERVICES CENTER, COUNCIL CHAMBER
3600 TREMONT ROAD**

If you are joining through Zoom, please click the link below to join the meeting:

<https://zoom.us/j/98181639938>

Meeting ID: 981 8163 99384

1. Consent Agenda

- a. Review of the following BZAP meeting minutes: July 5, July 19, August 2, August 16, September 6, September 20, October 18 and November 1.
- b. Review of the 2024 Board of Zoning and Planning calendar.
- c. 1959 Glenn Avenue (VAR-56-23) - To allow a new and expanded detached garage to encroach 0.6 feet into the three-foot minimum side yard setback (existing).
- d. 2663 Northwest Boulevard (VAR-58-23) - To allow a two-story addition to encroach 3.6 feet into the 30.75-foot rear yard setback and to an existing breezeway to be enclosed, which creates an existing now attached garage to encroach 2.19 feet into the 10-foot minimum side yard setback.
- e. 2060 W. Devon Road (VAR-59-23) - To allow an addition to connect the home to an existing detached garage, which results in a 24.4-foot encroachment into the 29.3-foot average rear yard setback and results in an encroachment of 10 feet into the rear yard profile coefficient.

2. Variance/Conditional Uses

- a. 1513 Essex Road (VAR-46-23) - To allow a detached garage that is 880 square feet, when 581.5 square feet is the limit.
- b. 2080 Riverhill Road (VAR-49-23) - To allow a six-foot tall fence to project up to 12 feet into the 20-foot front yard setback along Riverhill Road, where a fence cannot exceed 42 inches in height.
- c. 2286 Yorkshire Road (VAR-52-23) - To allow additions to encroach up to 3'-11" into the 10-foot side yard setback, up to 6'-3" into the 12'-4" side yard longwall setback, up to 11'-2" into the 33-foot rear yard setback, that result in a side yard sum of 12'-6", when 20 feet is the minimum, and project up to 10'-9" into the rear yard profile coefficient.

- d. 1489 Berkshire Road (VAR-54-23) - To allow a detached garage to be 20'-4" in height, when 17 feet is the limit.
- e. 2517 Brixton Road (VAR-55-23) - To allow a detached garage that is 19 feet in height, when 17 feet is the limit, and results in 29.5 percent building cover, when 29 percent is the maximum.
- f. 2833 Canterbury Lane (VAR-57-23) - To allow a deck that encroaches into side and rear yard setbacks to be located up to 5'-10" above grade, in lieu of the two-foot limit.

3. Development/Site Plans

- a. 3220-3240 Tremont Road (DEV-06-23) - Review of a graphics plan for the senior housing building at Kingsdale, which includes The Coventry and Old Bag of Nails Pub.
- b. 3389 Redding Road (DEV-05-23) - To allow a minor subdivision (lot split) to create an additional parcel that would front Oakmount Road.

4. Zoning Map/Text Amendments

5. City Business

- a. Updates from the Community Development Department.