



6/26/2024 | 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://us06web.zoom.us/j/87960308160>

1. Call to Order/Roll Call

2. Consent Agenda

- a. Review of the June 5, 2024 and May 15, 2024 BZAP meeting minutes.
- b. 2831 Canterbury Lane (VAR-33-24) - To allow a driveway that results in 30 percent front yard coverage, when 25 percent is the limit.
- c. 2614 Brandon Road (VAR-35-24) - To allow a detached garage that is 19'-9" tall, when 17 feet is the limit, and exceeds the permitted detached garage coverage by 36 square feet.
- d. 1818 Coventry Road (VAR-36-24) - To allow an addition that encroaches up to 2'-2" into the eight-foot minimum side yard setback (existing encroachment) and results in a side yard sum of 19'-8" when 20 feet is the minimum.

3. Variance/Conditional Uses

- a. 2437 Lane Road (VAR-30-24) - To allow a swimming pool house that is 18'-6" in height, when 10 feet is the limit.
- b. 1865 Baldrige Road (VAR-31-24) - To allow a pavilion (patio shelter) to encroach up to 4'-2" into the 10-foot minimum rear yard setback.
- c. 2120 Elgin Road (VAR-32-24) - To allow a garage addition that encroaches up to two feet into the south side yard setback and a bay window addition that encroaches up to 3'-8" into the north side yard setback, when a 10-foot minimum setback is required. The additions also result in a side yard sum of 14'-3" when 20 feet is the minimum.
- d. 1942 Collingswood Road (VAR-34-24) - To allow an outdoor fireplace to be five feet from side and rear property lines, when 10 feet is the minimum setback and is 7'-3" from a building, when 15 feet is the minimum.

- e. 3134 Asbury Drive (VAR-37-24) - To construct an architecturally modern home that is 31 feet tall, when it is limited to 22 feet in height based on neighborhood compatibility requirements for modern-styled homes.

4. Development/Site Plans

- a. Holy Trinity Lutheran Church, 2001 Northwest Boulevard (DEV-01-24) - Review of an Amended Major Site Plan and Conditional Use (for a columbarium with scatter garden) and new signage.
- b. 3519 Redding Road (DEV-02-24) - Request to subdivide the existing parcel into two separate parcels to allow the construction of two single-family residences.

5. Updates from the Community Development Department

6. Adjournment