



11/20/2024 | 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 October 16, 2024 BZAP meeting minutes.
- b. Review of the 2025 Board of Zoning and Planning calendar.
- c. 2481 Farleigh Road (VAR-57-24) - To allow a detached garage to be 20'-8" in height, in lieu of the 17-foot maximum.
- d. 2243 Brixton Road (VAR-58-24) - To allow an open breezeway that would encroach up to 14'-7" into the 33'-9" rear yard setback, allowing for the connection of the home to an existing detached garage.
- e. 4471-78 Masters Drive (VAR-59-24) - To allow an eight-foot tall wood privacy fence to be installed parallel to Riverside Drive and entirely within the 30-foot western setback and eight-foot northern setback. A replacement six-foot tall wood privacy fence would be installed along the northern property line, entirely within the eight-foot setback (future).
- f. 2897 Pickwick Drive (VAR-61-24) - To allow a one-story addition to encroach up to 2.6 feet into the 10-foot minimum side yard setback and up to 5.7 feet into the 13.1-foot side yard longwall setback.
- g. 1845 Glenn Avenue (VAR-62-24) - To allow a detached garage that is 660 square feet in size, where 579 square feet is the maximum limit.
- h. 2225 Dorset Road (VAR-66-24) - To allow a detached garage to be 20'-3" above average grade, in lieu of the 17-foot height limit.

3. Variance/Conditional Uses

- a. 1871 Ardwick Road (VAR-60-24) - To allow a one-story addition and covered porch to encroach up to 9'-8" into the 35-foot rear yard setback.

- b. 3070 Oakridge Road (VAR-65-24) - To allow a front porch to project up to 9'-10" into the 40-foot front yard, in lieu of the six-foot permitted projection, a one-story addition to encroach up to 3'-1" into the 30.9-foot rear yard setback and a balcony to encroach up to 5'-6" into the 20-foot setback.
- c. 2248 Club Road (VAR-63-24) - To allow an enclosed breezeway that connects the house with the existing detached garage, making it all one principal structure. It would reduce the minimum side yard setback from 10 feet to three, the minimum rear yard setback from 32.5 feet to five, encroach into the side yard longwall setback, and project into the rear yard profile (all existing). [The detached garage is presently used for sleeping quarters, which is not permitted.] Building cover would increase from 29.1 percent (per BZ-03-97) to 29.6 percent and development cover would increase from 48.4 percent (per BZ-03-97) to 49 percent.

4. Development/Site Plans

- a. Fifth Third, 1669 Fishinger Road (DEV-04-24) - Review of a graphics plan to add a new free-standing sign, a canopy-mounted sign facing Tremont Road and replace existing building-mounted signage.

5. Adjournment