

AGENDA
ZONING BOARD OF APPEALS
Thursday, October 10, 2019
7:00 P.M.

A. Call to Order

B. Approval of [Minutes for September 12, 2019](#)

C. Old / Unfinished Business

1. **Case No. 19-09-33** – public hearing on the appeal of Mike Daubenmire, Fortune Wireless, petitioner, & AT&T, owner, for the following variances:
 - (a) waive 193.9 ft. of the minimum required 250 ft. setback from a public right-of-way (E. 4th St.)
 - (b) waive 30 ft. of the minimum required 250 ft. setback from a residential zone district to permit construction of a 250 ft. wireless communication support structure within an off-street parking lot at **421 S. Williams St.** (25-22-109-004).

D. New Business

1. **Case No. F-19-10-06** – public hearing on the appeal of Mario Cabrejo, petitioner & owner, for the following variance:
 - (a) waive 2 ft. of the maximum permitted 4 ft. fence height within a front yard setback along S. Minerva Ave. to retain a 6 ft. sight obscuring wood fence within a front yard setback at **724 S. Minerva Ave.** (25-23-160-027).
2. **Case No. F-19-10-07** – public hearing on the appeal of John Farhat, petitioner & owner, for the following variances:
 - (a) waive 2 ft. of the maximum permitted 4 ft. fence height within a front yard setback along Murdock Ave.
 - (b) waive the design requirement prohibiting the use of sharp or pointed material in connection with the construction of a fence or privacy screen in a residential district to permit construction of a non-sight obscuring 6 ft. aluminum fence with spear top pickets within a front yard setback at **2209 Vinsetta Blvd.** (25-09-331-001).
3. **Case No. 19-10-37** – public hearing on the appeal of Marusich Architecture, petitioner, & Woodgal, LLC, owner, for the following variance:
 - (a) waive the minimum required 150 ft. setback from a residential zone to permit construction of a mixed-use building with ground-level medical office space and 24 upper-level multiple-family dwelling units at **4710 Rochester Rd.** (25-03-201-023).
4. **Case No. 19-10-38** – public hearing on the appeal of Christopher Adams, petitioner & owner, for the following variances:
 - (a) alter / expand a nonconforming use
 - (b) waive 288.6 sq. ft. of the maximum allowable 621.4 sq. ft. accessory structure ground floor area
 - (c) waive 4.6% of the maximum allowable lot coverage of 10% for an accessory structure
 - (d) waive 2.6% (161.1 sq. ft.) of the maximum allowable lot coverage of 30% to permit construction of a new 910 sq. ft. accessory structure / garage at **212 N. Edgeworth Ave.** (25-14-377-007).

5. **Case No. 19-10-39** – public hearing on the appeal of Inn Season Properties, LLC, petitioner & owner, for the following variances:
 - (a) waive screening enclosure for refuse and recyclable containers
 - (b) waive hard-surfacing requirement for driveway, loading area, and refuse receptacle storage areato permit expansion of a restaurant at **500 E. 4th St.** (25-22-133-034).

E. Other Business

1. **Meeting Schedule & Religious Holidays for 2020**

F. Public Comment

