

**AGENDA  
FEBRUARY 2, 2009  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. APPROVAL OF MINUTES:**

**III. PUBLIC HEARINGS:**

1. #5521

(Case #ZON2008-03143)

**Hugh Michael Riley**

**563 Michigan Avenue**

East side of Michigan Avenue, 50'± North of California Street.

**Front Yard Setback Variance to allow a front porch addition within 21.3' of the front property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 25' front yard setback in an R-1, Single-Family Residential District.**

2. #5522

(Case #ZON2009-00007)

**Ben Cummings**

**118 Jordan Lane**

West side of Jordan Lane, 120'± North of Rochester Road.

**Side Yard Setback Variance to allow the installation of two HVAC units and an emergency generator within 3.5' of a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' side yard setback in an R-1, Single-Family Residential District.**

3. #5523

(Case #ZON2009-00017)

Derek Marks

77 North Sage Avenue

West side of North Sage Avenue, 120'± North of Heather Street.

**Protection Buffer Variance to allow a 5' protection buffer from adjoining residentially zoned property in a B-1, Buffer Business District (rezoning pending); the Zoning Ordinance requires a 10' protection buffer strip from adjoining residentially zoned property in a B-1, Buffer Business District.**

4. #5524

(Case #ZON2009-00018)

51 South Conception Street, LLC

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Southeast corner of South Conception Street and Conti Street.

**Parking Maneuvering Variance to allow vehicular maneuvering (backing) into the public right-of-way from an on-site parking area in a B-4, General Business District; the Zoning Ordinance requires vehicular entrances and exits to be provided in such a manner to prevent vehicular backing from a parking area into the public right-of-way in a B-4, General Business District.**

IV. OTHER BUSINESS