



## ZONING BOARD OF APPEALS - AGENDA

Tuesday, October 15, 2019

City Hall – 6:30 PM

1. Call to Order
2. Roll Call
3. Election of Officer - Current Officers are: Chairperson Mike Kirgis  
Vice-Chairperson Jim Denny  
Secretary Mark Jennings
4. Approval of Agenda
5. Approval of Minutes May 22, 2018 – Sign Board of Appeals Meeting
6. Public Hearing A Public Hearing to receive comments on a request from Leonia Wellness, LLC, regarding 416 Brown Boulevard which, if approved, will permit the new commercial building proposed to be constructed on the property to share the existing driveway and existing dumpster located on the contiguous lot at 412 Brown Boulevard.
  - a) A variance from Appendix I of the Zoning Chapter of the City Code (entitled “Schedule of Regulations”) which requires a setback of 10 feet for structures in the B-3 General Commercial District. The existing dumpster is approximately 1 foot from the lot line, so a variance of 9 feet is being requested by the applicant.
  - b) A variance from Section 1286.01 (c)(2) and (3) of the Zoning Chapter of the City Code (entitled “Accessory Buildings; Nonresidential Districts or Uses”) which governs setbacks for accessory structures in non-residential zoning districts. A setback of 10 feet is required for accessory structures. The existing dumpster (an accessory structure) is located approximately 1 foot from the lot line, so a variance of 9 feet is being requested by the applicant.
  - c) A variance from Section 1282.01 (a) of the Zoning Chapter of the City Code (entitled “Off-Street Parking Requirements”) which requires all off-street parking areas to be set back a minimum of 5 feet from all side and rear lot lines. The definition of parking area includes driveways and aisles. The existing driveway is located on the lot line, so a variance of 5 feet is being requested by the applicant.
7. Public Comments
8. Old Business
9. New Business Leoni Wellness, LLC – 416 Brown Boulevard – Request for Variances
10. Member Comments
11. Adjournment