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## Board of Zoning Appeals Public Workshop and Public Hearing

Date: Wednesday April 6, 2022

Location: Zoom Webinar; YouTube Livestream

Time: 6:00PM

### Public Workshop Agenda

#### **Project #00460**

Application(s)	<b>AV #0101, AV #0102, AV #0103, AV #0104</b>
Property Address	1009 Central Avenue
Applicant	Ray Sign
Zoning District	Mixed-Use, Community Highway (MU-CH)
Proposal	To allow for three wall signs where the maximum allowance is one. To allow for each wall sign to be 48 square feet where the maximum allowance is 32 square feet.
Requests	<b>Area Variance #0101 – Table 375.409.1:</b> to allow for three wall signs where the maximum permitted is one.  <b>Area Variance #0102 – Table 375.409.1:</b> to allow for a 48 square foot wall sign where the maximum permitted is 32 square feet.  <b>Area Variance #0103 – Table 375.409.1:</b> to allow for a 48 square foot wall sign where the maximum permitted is 32 square feet.  <b>Area Variance #0104 – Table 375.409.1:</b> to allow for a 48 square foot wall sign where the maximum permitted is 32 square feet.

#### **Project #00461**

Application(s)	<b>AV #0105</b>
Property Address	253 New Scotland Avenue
Applicant	Dave Peck
Zoning District	Mixed-Use, Neighborhood Center (MU-NC)
Proposal	To allow for the alteration of a legally non-conforming sign.
Requests	<b>Area Variance #0105 - §375-506(5)(b):</b> to allow for the alteration of a legally non-conforming sign.

### Public Hearing Agenda

#### **Project #00459**

Application(s)	<b>AV #0100</b>
Property Address	40 Hopewell Street
Applicant	Saxton Sign Corp
Zoning District	Residential, Single-Unit, Medium Density (R-1M)
Proposal	To allow for a 9 square foot freestanding sign where the maximum permitted is 6 square feet.

Requests **Area Variance #0100 – Table 375.409.1:** to allow for a 9 square foot freestanding sign where the maximum permitted is 6 square feet.

**Project #00451**

Application(s)	<b>INT #009</b>
Property Address	82 Euclid Avenue
Applicant	Jeffrey L. Zimring
Zoning District	Residential, Single-Unit, Low Density
Proposal	Construction of a retaining wall that exceeds four feet in height forward of the front wall plane of the building.
Requests	<b>Interpretation of the term ‘grade’ and §375-406(8)(b)(i)(A)</b> as applies to retaining walls.

As per the USDO, definition of ‘GRADE, FINISHED’ is a natural surface of the ground, or surface of the ground after completion of any change in contour, abutting building or premises.

As per the USDO Dimensional Standards, walls and fences may be located in any front yard or exterior side yard facing a street, provided that they are no more than four feet in height and no more than 60% opaque.