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## Board of Zoning Appeals Public Hearing

Date: Wednesday June 8, 2022

Location: Zoom Webinar; YouTube Livestream

Time: 6:00PM

### Public Hearing Agenda

#### Project #00460

Application(s)	<b>AV #0101, 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 two of the wall signs to be 48 square feet each 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 #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	Cheyenne Lubahn
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.

#### Project #00435

Application(s)	<b>AV #0096</b>
Property Address	185 Henry Johnson Boulevard
Applicant	Roy's Caribbean Restaurant
Zoning District	Mixed Use, Community Urban (MU-CU)
Proposal	3 off-street parking spaces and 4 on-street parking spaces. (As per the USDO, 26 total parking spaces are required, after shared parking and proximity to transit reductions. Based on the proposed uses and provided parking/parking reductions, the project still requires 19 additional spaces to meet the standards of § 375-405(2)(a) )
Requests	<b>Area Variance - § 375-405(2)(1)(a)–</b> Required off-street parking.

*Minimum required parking. In all zoning districts, off-street parking shall be provided in accordance with Table 375.405.1, Minimum Required Off-Street Parking, as adjusted by other provisions of this USDO.*

**Lead Agency Declaration** – Lead agency declaration under the State Environmental Quality Review Act.