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Board of Zoning Appeals Public Workshop and Public Hearing

Date: Wednesday March 16, 2022

Location: Zoom Webinar; YouTube Livestream

Time: 6:00PM

Public Workshop Agenda

Project #00459

Application(s)	AV #0100
Property Address	40 Hopewell Street
Applicant	Saxton Sign Corp
Zoning District	Residential, Single-Family, 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 - Table 375-409.1- to allow for a 9 square foot freestanding sign where the maximum permitted is 6 square feet.

Public Hearing Agenda

Project #00424

Application(s)	AV #0079, AV #0092, AV #0093
Property Address	1053 Broadway
Applicant	Druthers Brewing Company II, Inc.
Zoning District	Mixed-Use, Form-Based Warehouse (MU-FW)
Proposal	Construction of a 13-foot wide, 110 foot long deck in the public right-of-way.
Requests	Rehearing of Area Variance – §375-402(1)(c)(vii)(G)(4)– to allow a front deck to extend into the right-of-way or any easement in a Mixed-Use; Form-Based zoning district. Area Variance - §375-402(2)(c)/Table 375-402.1- to allow for the construction of a front porch, which is not permitted under the Mixed-Use Core frontage standards. Area Variance - §375-402(2)(c)/Table 375-402.1- to allow for the porch to extend past the front build-to zone under the Mixed-Use Core frontage standards.

Project #00450

Application(s)	AV #0097, AV #0098, AV #0099
Property Address	276 Central Avenue
Applicant	North American Islamic Trust
Zoning District	Mixed-Use, Form-Based Central Avenue (MU-FC)
Proposal	1) Demolition and reconstruction of the existing front area of the building. 2) Extending the prayer hall, adding a water/RPZ room to first floor, adding a mechanical room to the second floor, and adding an elevator and additional exit staircase.

- Requests **Area Variance – §375-407(4)(a)**- to allow for the existing building materials to be changed and replaced.
- Area Variance - §375-407(4)(g)**- to allow for the existing window and door arrangements to be changed and replaced.
- Area Variance - §375-407(4)(f)**- to allow for the existing roof form to be changed and replaced.

Project #00435

Application(s)	AV #0096
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	Area Variance - § 375-405(2)(1)(a) – Required off-street parking. <i>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.</i>