

BOARD OF ZONING ADJUSTMENT AGENDA
Wednesday, June 3, 2020 at 4:30 P.M., Regular Meeting
By means of the Zoom Videoconferencing web application

ROLL CALL

APPROVAL OF MINUTES

BZA Meeting – May 6, 2020

CHAIRMAN'S OPENING REMARKS

“Any persons aggrieved by any decision of the Board may within fifteen (15) days after such decision appeal to the Circuit Court having jurisdiction according to Section 908.02 of the Zoning Ordinance of the City of Auburn, Alabama.”

OLD BUSINESS – All Old Business requires a public hearing.

- 1. Variance to Table 5-1: Lot Area, Setbacks, Maximum ISR, and Parking Requirements for Conventional Subdivisions, of the City of Auburn Zoning Ordinance** **PL-2020-00126**

The applicant has requested to postpone this item until July 1, 2020.

Applicant: Thomas M. Hayley on behalf of Links Crossing, LLC

General Location: Off of Westover Street (Lots 53 and 55-58, Auburn Links Crossing, Phase 2)

Zoning District: Development District Housing (DDH)

Action Requested: Variance of eight and one half (8.5) feet to the minimum lot width requirement of seventy (70) feet for lots of 10,000 square feet or more to allow lots 53 and 55-58 to be approximately sixty-one and one half (61.5) feet wide

- 2. Variances to Section 501.07, Telecommunications Towers (Height and Location Restrictions), of the City of Auburn Zoning Ordinance** **PL-2020-00137**

Applicant: Mark Lydon on behalf of DDK In Line, LLC and KGCK In Line, LLC

General Location: 1530 East Glenn Avenue

Zoning District: Comprehensive Development District (CDD)

Action Requested:

- Variance of forty-two and one half (42.5) feet to the required minimum setback of ninety-seven and one half (97.5) feet from any property line (half the tower height) to allow a setback of fifty-five (55) feet on the east property line
- Variance of seventy-five (75) feet to the required two hundred (200) foot distance requirement from any residence (as measured from the tower site boundary) to allow a distance of one hundred twenty-five (125) feet
- Variance of thirty-five (35) feet to the required distance (no less than equal to the cell tower height) of one hundred ninety-five (195) feet from any Neighborhood Conservation (NC-15) zoning boundary to allow a distance of one hundred sixty (160) feet

NEW BUSINESS – All New Business requires a public hearing.

3. Variance to Section 502.02(A), Performance Residential Developments (Single-family detached house), of the City of Auburn Zoning Ordinance **PL-2020-00245**

Applicant: Sam Leslie, Dilworth Development, Inc., on behalf of Mark and Julia Wood

General Location: 980 Titleist Way

Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation

Action Requested: Variance of three (3) percent (295 square feet) to the maximum impervious surface ratio (ISR) allowance of 50 percent (4,918 square feet) to allow a single-family detached building lot to have an ISR of 53 percent (5,213 square feet)

4. Variances to Section 502.02(D), Performance Residential Developments (Twin House), of the City of Auburn Zoning Ordinance **PL-2020-00246**

Applicant: Mike Maher, Precision Surveying, on behalf of Northern Village at Ross Park, LLC

General Location: 414 and 416 Jack Hampton Drive

Zoning District: Redevelopment District (RDD) with an overlay of the Planned Development District (PDD) designation

Action Requested: Variances of five (5) percent (226 square feet) to the maximum floor area allowance of 30 percent (1,353 square feet) to allow two (2) twin home lots to have floor area ratios of 35 percent (1,579 square feet)

5. Variances to Table 5-1: Lot Area, Setbacks, Maximum ISR, and Parking Requirements for Conventional Subdivisions, of the City of Auburn Zoning Ordinance **PL-2020-00251**
The applicant has requested to postpone this item until July 1, 2020.

Applicant: Robert Poole

General Location: 343 East Samford Avenue

Zoning District: Neighborhood Conservation (NC-11)

Action Requested:

- Variance of two and one half feet (2'6") to the minimum side yard setback requirement of twelve feet (12') to allow a garage addition to the home to be nine and one half feet (9'6") from the west property line.
- Variance of three feet (3') to the minimum side yard setback requirement of twelve feet (12') to allow an addition to the home to be nine feet (9') from the east property line

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

ADJOURNMENT