

A M E N D E D

BOARD OF ZONING ADJUSTMENT

AGENDA

March 27, 2023

5:30 p.m.

1. Meeting called to order.
2. Roll call.
3. Approval of Minutes from the February 27, 2023, meeting.

The following case, #BZA-0223-03, has been continued for the second time until the April 24, 2023, BZA meeting:

4. **BZA-0223-03** -- API Hoover, LLC, representing Zontanos Properties, LLC, is requesting a variance to the required 1000' distance prescribed between establishments selling liquor for off premises consumption and single family residential districts at a wholesale grocer to be located at 5300 Valleydale Road, Suite 100. The request is to vary the 1000' distance to a single family residential for off-premise liquor sales to 700' in lieu of the required 1000'. The property is owned by Zontanos Properties, LLC, and is zoned PC (Planned Commercial).
5. **BZA-0323-04** – Mr. Alan Howard, Centennial Homes, representing Mr. Amir Hantoosh, is requesting a 5' front yard setback variance for property located at **2044 Blackridge Road**, making the front yard setback 30 feet instead of **35** feet. Mr. Hantoosh is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).
6. **BZA-0323-05**- Mr. Eric Brandino, property owner of **2100 Shadybrook Lane**, is requesting a variance to allow a house addition forward of the front of the house 31.5 feet which will be 24' forward of existing house to the east. The property is zoned E-2 (Single Family Estate District).
7. **BZA-0323-06** – Mr. Jeffrey Clements, **2764 Montauk Road**, is requesting a variance to allow installation of a pool within the required 10' pool setback. Mr. & Mrs. Clements are the property owners and the property is zoned PR-1 (Planned Single Family District).
8. **BZA-0323-07**- Mr. Oleg Gorbatyuk is requesting a variance to build a deck on easements and past the setback in the rear yard at property located at **3108 Spencer Drive**. Mr. Gorbatyuk is the property owner and the property is zoned PRD (Planned Residential Development District).

Adjourn