

BZA February 2025
February 5th, 2025

Call TO ORDER: Shaun Roberts calls the Board of Zoning Appeals to order on Wednesday, February 5th, 2025, at 2:00 P.M.

PRESENT ARE:

Shaun Roberts

Ryan Pruett

Doug Jefcoat

Kathleen Mullins

Angela Strange

CITY PERSONEL:

APPROVAL OF MINUTES: Kathleen Mullins motions to approve minutes. Doug Jefcoat seconds and the motion carries.

BZA-01-25-000033

1220 16th Ave.

- Wilson Hilts is present as homeowner, and Seth represents Moon Meeks for 1220 16th Ave. Requesting to create a parcel with no frontage but will have access from an existing 20' alley. Jody Middleton present for an adjacent property. Shows concern about changes to the deed for the use of the alley. Mullins motions to approve. Angela Strange seconds. All vote to approve. Motion carries.

BZA-01-25-000034

407 Broadway.

- Ryan Pruett explains that the appellant withdrew the appeal before the meeting.

BZA-01-25-000052

2550 Airport Thruway.

- Todd Schuster present representing Burger King. Requesting a variance for street buffers. To reduce the required parking spaces to 40, and to reduce the size of the parking spaces. Eric Gansauer present as the city arborist. Shows concern for the tree density but is alright with the street buffer. Jefcoat motions to approve based on lot size. Mullins seconds. All vote to approve. Motion carries.

BZA-01-25-000071

12450 County Line Rd.

- Jarrod Bowen Present as homeowner. Requesting to reduce side setback to 6' for an accessory structure. Daniel Anderson steps up representing Mr. and Mrs. Don Sando. Is making sure the structure is not on their side of the property and that the variance will not allow future structures. Mullins motions to approve. Strange seconds. All vote to approve. Motion carries.

BZA-12-24-002441

1258 Cedar Ave

- Michael Ballard representing Broadview acquisitions and Steven Bloodworth representing Midtown HLD LLC. Requesting to appeal BHAR decision regarding paint on the building. Claire Mitchell of the planning department steps up to explain BHAR's decision from a non-biased side. Mullins motions to approve due to it being painted before the UDO change. Strange seconds. All vote to approve. Motion carries.

BZA-12-24-002525

7758 Lloyd Rd.

- Terry Langfit present as the contractor. Requesting to reduce lot width to 40.9'. Robin of 7752 Lloyd Rd. Present in support. Jefcoat motions to approve based on a missed administrative step. Mullins seconds. All vote to approve. Motions carries.

Jefcoat states he will be resigning due to going to serve on another board.

Roberts adjourns meeting at 3:06 P.M.