



**Zoning Board of Appeals Meeting of July 8, 2026**

**Application No. ZBA 2026-011**

**Applicant:** Chris Rini, CB Main LLC (Roscoe Chiropractic Centre)  
**Location:** 11087 Main Street (04-33-251-002)  
**Requested Action:** Approval of Design Review for Exterior Alterations  
**Existing Use:** Personal Service  
**Proposed Use:** Personal Service  
**Existing Zoning:** MS-C, Main Street-Core, Commercial District  
**Adjacent Zoning:** North: MS-C, Main Street-Core, Commercial District  
East: R1, One-Family Residential  
South: MS-C, Main Street-Core, Commercial District  
West: MS-C, Main Street-Core, Commercial District

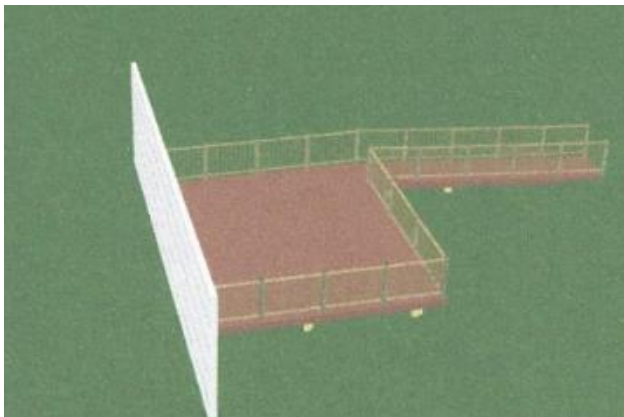
**Description:** The applicant is requesting Design Review approval to construct a new deck and ADA-compliant access ramp on the rear elevation of the building. The proposed improvements will provide an accessible route to the building and enhance the functionality of the existing rear access area.

**Building Design:** The subject property is 1.02 acres in size and is developed with an existing one-story principal building and an accessory structure. The proposed project includes the construction of a 22-foot by 20-foot deck and a 24-foot by 4-foot wood access ramp at the rear of the building. The property contains an established use, and the proposed improvements are limited to modifications at the rear of the existing structure. The MS-C District does not require minimum side or rear setbacks; however, the proposed improvements exceed any applicable setback requirements. The Main Street District design standards are focused on new uses, new principal structures, and front-facing building facades. Based on the submitted plans, the proposed improvements are consistent with applicable code requirements and design standards.

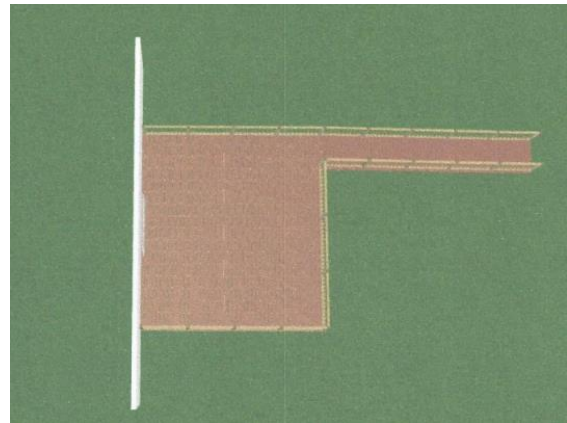
## Site Plan



 = Deck and Ramp Location

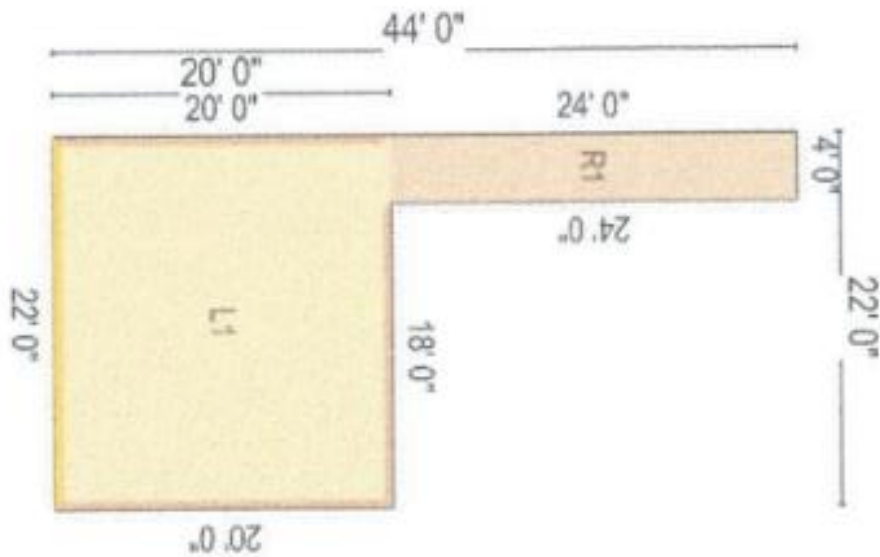


Side View



Aerial View

## Deck and Ramp Dimensions



**Engineering Comments:** Engineering has no concerns with the proposed project but requests that the applicant incorporate pavement striping into the project.

**Design Review Procedure:** Design Review evaluates and approves the design of proposed buildings or development projects to ensure they comply with established design standards and zoning requirements. Under Section 15-776 of the Zoning Ordinance, all land development and construction of nonresidential projects are required to undergo design review approval. The Zoning Board of Appeals (ZBA) is responsible for either approving, disapproving, or requesting revisions to the proposed development. A concurring vote of at least four ZBA members is necessary to grant or deny the application.

**Staff Recommendation:** Staff recommends approval of the Design Review for exterior alterations to the existing building within the MS-C, Main Street Core zoning district at 11087 Main Street, subject to the following conditions:

1. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
2. The applicant shall obtain all necessary building permits.
3. The applicant shall install pavement striping within the parking lot in accordance with all applicable City ordinances (Sec. 15-617. - Design standards, access aisle, and space requirements).