

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

January 09, 2020 - 1:00 P.M.
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center

OLD BUSINESS:

TVA190024 – A request by G Dynasty Investments LLC to Section 10-412 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the side and rear building setback from 10’ side and 25’ rear to 5’ side and 5’ rear in order to renovate the existing accessory structure to be an accessory dwelling unit. The property is located at 2012 Sheridan Road and is zoned RP-1 (Residential Preservation-1). *This item is continued from the December 12, 2019 meeting.*

Project Coordinator: Kim Cole Sweazy – 891-7010

Approved_____ Denied_____ Continued to_____

NEW BUSINESS:

TVA190025 – A request by Alice Donaldson to Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear building setback from 25’ to 20’ in order to add a 12’ x 20’ screen room to the rear of the home. The property is located 5679 Sioux Drive and is zoned RP-1 (Residential Preservation-1).

Project Coordinator: Elise Fisher – 891-7083

Approved_____ Denied_____ Continued to_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

February 13, 2020 - 1:00 P.M.

435 North Macomb Street

2nd Floor Conference Room / Renaissance Center

OLD BUSINESS:

TVA190025 – A request by Alice Donaldson to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear building setback from 25’ to 20’ in order to add a 12’ x 20’ screen room to the rear of the home. The property is located 5679 Sioux Drive and is zoned RP-1 (Residential Preservation-1). ***This item is continued from the January 9, 2020 meeting.***

Project Coordinator: Elise Fisher – 891-7083

Approved_____ Denied_____ Continued to_____

NEW BUSINESS:

TVA200001 – A request by Kyle Pawelczyk to Chapter 10, Section 10-411 (A)(2) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce accessory building setbacks from the side and rear building setback from 10’ minimum side and rear to 6’ side and 2.5’ rear in order to construct an accessory structure. The property is located at 7040 Sawley Ct. and is zoned RP-1 (Residential Preservation-1).

Project Coordinator: Elise Fisher – 891-7083

Approved_____ Denied_____ Continued to_____

TVA200002 – A request by Stephen Hodges to Chapter 10, Section 10-411(a)(2) and Section 10-412 (1)(b8) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear building setback for an accessory dwelling unit from 25’ minimum rear to 5’ minimum rear, and the accessory structure setback from 10’ minimum rear to 5’, in order to construct a detached garage with an accessory dwelling unit above it. The property is located at 804 N Forest Drive and is zoned RP-1 (Residential Preservation-1).

Project Coordinator: Kim Cole Sweazy – 891-7010

Approved_____ Denied_____ Continued to_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

Revision #2

CITY AGENDA

March 12, 2020 - 1:00 P.M.

435 N. Macomb St.

2nd Floor Conference Room / Renaissance Center

NEW BUSINESS:

TVA200004 – A request by KMCI Properties, Inc. to Chapter 7, Section 7-62(a)(6)a.1; 7-62(a)(2)b; 7-62(a)(4) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to: increase the height of the ground sign from 25’ to 35’, increase the total square footage of signs from 200 square feet to 258 square feet; and increase the allowable number of wall signs from one (1) to six (6). The property is located at 3377 Mahan Drive and is zoned CP (Commercial Parkway).

Project Coordinator: Elise Fisher, 891-7083

Approved _____ Denied _____ Continued to _____

TVA200005– A request by Diane Marella to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear building setback from 25’ to 15’ in order to add a 10’ x 8’ sunroom to the rear of the home. The property is located 2933 Alexis Lane and is zoned RP-2 (Residential Preservation-2).

Project Coordinator: Elise Fisher, 891-7083

Approved _____ Denied _____ Continued to _____

TVA200003 – A request by Donna Mahoney to Chapter 10, Section 10-246 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear building setback from 25’ to 22.41’ in order to add a screen room to the rear of the home. The property is located 1135 Willow Crossing Drive and is zoned R-3 (Single Detached, Attached and Two Family Residential).

Project Coordinator: Kate Daniel, 891-7042

Approved _____ Denied _____ Continued to _____

TVA200006 – A request by John Austin to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the side setbacks from 10’ to 7.33’ to construct an attached garage to the existing single-family home. The property is located at 2218 Trescott Drive and is zoned RP-1(Residential Preservation-1).

Project Coordinator: Kate Daniel, 891-7042

Approved _____

Denied _____

Continued to _____

Approval of February 13, 2020 Minutes

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS
*CONTINUED FROM MARCH 12, 2020 ***

**CITY AGENDA
April 9, 2020 - 1:00 P.M.**

Until further notice, all Board of Adjustment and Appeal meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

CONTINUED FROM MARCH 12, 2020:

TVA200004 – A request by KMCI Properties, Inc. to Chapter 7, Section 7-62(a)(6)a.1; 7-62(a)(2)b; 7-62(a)(4) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to: increase the height of the ground sign from 25’ to 35’, increase the total square footage of signs from 200 square feet to 258 square feet; and increase the allowable number of wall signs from one (1) to six (6). The property is located at 3377 Mahan Drive and is zoned CP (Commercial Parkway).

Project Coordinator: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA200005– A request by Diane Marella to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear building setback from 25’ to 15’ in order to add a 10’ x 8’ sunroom to the rear of the home. The property is located 2933 Alexis Lane and is zoned RP-2 (Residential Preservation-2).

Project Coordinator: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA200003 – A request by Donna Mahoney to Chapter 10, Section 10-246 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear building setback from 25’ to 22.41’ in order to add a screen room to the rear of the home. The property is located 1135 Willow Crossing Drive and is zoned R-3 (Single Detached, Attached and Two Family Residential).

Project Coordinator: Kate Daniel, 891-7042, Kate.Daniel@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA200006 – A request by John Austin to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the side setbacks from 10’ to 7.33’ to construct an attached garage to the existing single-family home. The property is located at 2218 Trescott Drive and is zoned RP-1(Residential Preservation-1).

Project Coordinator: Kate Daniel, Senior Planner, Elise.Fisher@Talgov.com

Approved _____ Denied _____ Continued to _____

Approval of February 13, 2020 Minutes

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS
CITY AGENDA
May 14, 2020 - 1:00 P.M.**

Until further notice, all Board of Adjustment and Appeal meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

NEW BUSINESS:

Approval of the April 9, 2020 Minutes

Approved_____ ***Denied***_____ ***Continued to***_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEAL
CITY AGENDA
June 11, 2020 - 1:00 P.M.**

Until further notice, all Board of Adjustment and Appeal meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

NEW BUSINESS

TVA200008 – A request by Bowman Consulting Group, to Chapter 7, Section 7-62(a)(4) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be to allow two additional wall signs of 38 square feet each on the north and east side of the building. The property is located at South Magnolia Drive and Governors Square Blvd, is zoned C-2 (General Commercial) and is within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

Approved _____ Denied _____ Continued to _____

OLD BUSINESS

Approval of the May 14, 2020 Minutes

Approved _____ Denied _____ Continued to _____

TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEAL
CITY AGENDA
July 9, 2020 – 1:00 PM

Until further notice, all Board of Adjustment and Appeal meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

NEW BUSINESS

TVA200010 – A request by Dionne Meyers to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the side building setback from 10’ to 8’3” in order to construct a sunroom. The property is located at 3938 Magellan Trail, is zoned Residential Preservation – 1 (RP-1).

Project Coordinator: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA200011 – A request by Prime Meridian Bank to Chapter 7, Section 7-62(a) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the number of wall signs from one to two. The property is located at 1471 Timberlane Road, is zoned Activity Center (AC).

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com

Approved _____ Denied _____ Continued to _____

OLD BUSINESS

TVA200008 – A request by Bowman Consulting Group, to Chapter 7, Section 7-62(a)(4) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be to allow two additional wall signs of 38 square feet each on the north and east side of the building. The property is located at South Magnolia Drive and Governors Square Blvd, is zoned C-2 (General Commercial) and is within the Multi-Modal Transportation District (MMTD). *This item is continued from the June 11, 2020 meeting.*

Project Coordinator: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

Approved _____ Denied _____ Continued to _____

Approval of the June 11, 2020 Minutes

Approved _____ Denied _____ Continued to _____

TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEAL
CITY AGENDA
August 13, 2020 – 1:00 PM

Until further notice, all Board of Adjustment and Appeal meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

NEW BUSINESS

TVA200012 – A request by Hopping Green & Sams, P.A. to vary from the standards of the Northampton Planned Unit Development (PUD). If the variance is granted, the applicant will be allowed to reduce the rear building setback from 20’ to 15’ to allow for enclosure of an existing deck. The property is located at 5361 Paddington Drive, and is zoned PUD (Northampton PUD).

Project Coordinator: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA200013 – A request by Poole Engineering & Surveying, Inc. to vary from the standards of Chapter 10, Section 10-285, Table 10B of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the front setback from 20’ maximum to 70’ maximum and increase the corner side setback from 20’ maximum to 104’ maximum. The property is located on the northwest corner of High Road & Continental Avenue, is zoned MR-1 (Medium Density Residential) and is located within the MMTD (Multi-Modal Transportation District).

Project Coordinator: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com

Approved _____ Denied _____ Continued to _____

Approval of the July 9, 2020 Minutes

Approved _____ Denied _____ Continued to _____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEAL
CITY AGENDA
September 10, 2020 – 1:00 PM**

Until further notice, all Board of Adjustment and Appeal meetings will be held remotely through the Zoom meeting service, and is being hosted by Leon County Development Support & Environmental Services. For information about how to view or participate in the meeting, please visit www.leonpermits.org, select the "Virtual Electronic (Teleconference) Meeting" link and follow the instructions provided. You can also contact the Leon County Development Support & Environmental Services office directly at (850) 606-1300 if you need any assistance or to request any special accommodation to view or participate in the meeting.

OLD BUSINESS

TVA200012 – A request by Hopping Green & Sams, P.A. to vary from the standards of the Northampton Planned Unit Development (PUD). If the variance is granted, the applicant will be allowed to reduce the rear building setback from 20' to 15' to allow for enclosure of an existing deck. The property is located at 5361 Paddington Drive, and is zoned PUD (Northampton PUD). *This item was continued from the August 13, 2020 meeting.*

Project Coordinator: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com

Approved _____ Denied _____ Continued to _____

NEW BUSINESS

Approval of the August 13, 2020 Minutes

Approved _____ Denied _____ Continued to _____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEAL
CITY AGENDA
October 8, 2020 – 1:00 PM**

Until further notice, all Board of Adjustment and Appeal meetings will be held remotely through the Zoom meeting service, and is being hosted by Leon County Development Support and Environmental Services. For information about how to view or participate in the meeting, please visit www.leonpermits.org, select the "Virtual Electronic (Teleconference) Meeting" link and follow the instructions provided. You can also contact the Leon County Development Support and Environmental Services office directly at (850) 606-1300 if you need any assistance or to request any special accommodation to view or participate in the meeting.

NEW BUSINESS

TVA200014 – A request by NRG Industries to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear building setback from 25' to 20.5' in order to enclose the existing deck and convert it to a screen room. The property is located at 2440 Basswood Lane and is zoned Residential Preservation – 1 (RP-1).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA200015 – A request by Conn + Architects to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the side building setback from 10' to 4.34' in order to expand the current carport and construct an addition for a handicap accessible master suite. The property is located at 1109 Mimosa Drive and is zoned Residential Preservation – 1 (RP-1)

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com

Approved _____ Denied _____ Continued to _____

Approval of the August 13, 2020 Minutes

Approved _____ Denied _____ Continued to _____

Approval of the September 10, 2020 Minutes

Approved _____ Denied _____ Continued to _____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS
CITY AGENDA**

**November 12, 2020
1:00 PM**

**300 South Adams Street
City Commission Chambers
Second Floor/City Hall**

Until further notice, all Board of Adjustment and Appeals meetings will be held both in person at the City Commission Chambers and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

WITHDRAWN

TVA200015 – A request by Conn + Architects to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the side building setback from 10’ to 4.34’ in order to expand the current carport and construct an addition for a handicap accessible master suite. The property is located at 1109 Mimosa Drive and is zoned Residential Preservation – 1 (RP-1). *This item was continued from the October 8, 2020 meeting.*

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com

Approved _____ Denied _____ Continued to _____

OLD BUSINESS

TVA200012 – A request by Hopping Green & Sams, P.A. to vary from the standards of the Northampton Planned Unit Development (PUD). If the variance is granted, the applicant will be allowed to reduce the rear building setback from 20’ to 15’ to allow for enclosure of an existing deck. The property is located at 5361 Paddington Drive, and is zoned PUD (Northampton PUD). *This item was continued from the August 13, September 10, & October 8, 2020 meetings.*

Project Coordinator: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA200014 – A request by NRG Industries to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear building setback from 25' to 20.5' in order to enclose the existing deck and convert it to a screen room. The property is located at 2440 Basswood Lane and is zoned Residential Preservation – 1 (RP-1). *This item was continued from the October 8, 2020 meeting.*

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Approved _____ **Denied** _____ **Continued to** _____

Approval of the August 13, 2020 Minutes

Approved _____ **Denied** _____ **Continued to** _____

Approval of the September 10, 2020 Minutes

Approved _____ **Denied** _____ **Continued to** _____

NEW BUSINESS

Approval of the October 8, 2020 Minutes

Approved _____ **Denied** _____ **Continued to** _____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS
CITY AGENDA**

December 10, 2020 – 1:00 PM

**2301 Pasco St.
Walker-Ford Community Center**

Until further notice, all Board of Adjustment and Appeals meetings will be held both in person at the location listed and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

Approval of the August 13, 2020 Minutes

Approved _____ **Denied** _____ **Continued to** _____

Approval of the September 10, 2020 Minutes

Approved _____ **Denied** _____ **Continued to** _____

Approval of the October 8, 2020 Minutes

Approved _____ **Denied** _____ **Continued to** _____

OLD BUSINESS

TVA200012 – A request by Hopping Green & Sams, P.A. to vary from the standards of the Northampton Planned Unit Development (PUD). If the variance is granted, the applicant will be allowed to reduce the rear building setback from 20' to 15' to allow for enclosure of an existing deck. The property is located at 5361 Paddington Drive, and is zoned PUD (Northampton PUD). *This item was continued from the August 13, September 10, October 8 & November 12, 2020 meetings.*

Project Coordinator: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com

Approved _____ **Denied** _____ **Continued to** _____

TVA200014 – A request by NRG Industries to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear building setback from 25' to 20.5' in order to enclose the existing deck and convert it to a screen room. The property is located at 2440 Basswood Lane and is zoned Residential Preservation – 1 (RP-1). *This item was continued from the October 8 & November 12, 2020 meetings.*

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Approved _____ Denied _____ Continued to _____

NEW BUSINESS

TVA200021 – A request by Clayton B. Ketcham to vary from the standards of Chapter 10, Section 10-411(a)(2) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the accessory building setback from the side from 10’ minimum to 2.5’ in order to construct a detached open-air carport over the existing driveway. The property is located at 2370 Potts Road and is zoned Residential Preservation – 1 (RP-1).

Project Coordinator: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA200022 – A request by John M. Shannon to the vary from the standards of the Southwood Planned Unit Development. If the variance is granted, the applicant will be allowed to reduce the rear building setback from 25’ to 10’ in order to locate the proposed single-family home on the lot to save a 57” diameter Live Oak tree deemed healthy by a licensed arborist. The property is located at 3474 Scarlet Sage Way and is zoned Southwood Planned Unit Development (PUD).

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com

Approved _____ Denied _____ Continued to _____

Introduction of the Proposed Amendment to the Bylaws of the Tallahassee-Leon County Board of Adjustment and Appeals

WITHDRAWN

TVA200015 – A request by Conn + Architects to Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the side building setback from 10’ to 4.34’ in order to expand the current carport and construct an addition for a handicap accessible master suite. The property is located at 1109 Mimosa Drive and is zoned Residential Preservation – 1 (RP-1). *This item was continued from the October 8 & November 12, 2020 meetings.*

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com