

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

CITY AGENDA

**May 11, 2023 - 1:00 PM
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

All Board of Adjustment & Appeals meetings will be held in both 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.

MEETING MINUTES

Approval of the 4/13/2023, Minutes

OLD BUSINESS

TVA230008 - A request by Carolina Champion to vary from the standards of 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 3'. The property is located at 2081 W Forest Dr and is zoned RP-1 (Residential Preservation-1). *Continued from the April 13, 2023, Meeting.*

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

Approved _____ Denied _____ Continued To _____

NEW BUSINESS

TVA230010 - A request by Antonino Bianco to vary from the standards of 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 interior setbacks from 10' to 3.5' in order to adjust the historical lot line of the property. The property is located at 2084 Trescott Dr and is zoned RP-1 (Residential Preservation-1).

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

Approved _____ Denied _____ Continued To _____

TVA230011 - A request by Antonino Bianco to vary from the standards of 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 rear setbacks from 10' to 9' to retain and use the existing position of the new single-family home on site. The property is located at 3341 Piping Rock and is zoned RP-1 (Residential Preservation-1).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Approved _____ Denied _____ Continued To _____

TVA230013 - City Walk - Urban Mission, Inc. Appeal - This is an appeal of an order issued by the Fire Marshal with the Tallahassee Fire Department. By order dated March 24, 2023, the Fire Marshall directed the residential occupants to vacate the building located at 1709 Mahan Drive. The building is not approved for residential occupancy and does not comply with the Florida Fire Code. The Fire Marshal determined that due to non-compliance with the Building Code and the Fire Code, specifically including the lack of a mandatory fire suppression system, the building was not safe for residential occupancy. City Walk – Urban Mission, Inc., the operator of the facility at the site, has asserted that the Fire Marshal’s order was in error, that a fire watch was a reasonable substitute for the fire suppression system, and that the residents should be allowed to remain in the building.

For more information, please contact the Growth Management Department at (850) 891-7001.

Approved _____ Denied _____ Continued to _____

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

CITY AGENDA

**January 12, 2022 - 1:00 PM
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

All Board of Adjustment & 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.

MEETING MINUTES

Approval of the December 8, 2022, Minutes

Approved _____ Denied _____ Continued to _____

NEW BUSINESS

*****No New Applications were received.*****

TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT & APPEALS

CITY AGENDA

February 9, 2023 - 1:00 PM
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center

All Board of Adjustment & 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.

MEETING MINUTES

Approval of the January 12, 2023, Minutes

NEW BUSINESS

TVA230001 – A request by Tallahassee Property Investors II JV, LLC to vary from the standards of Chapter 7, Section 7-62(d) & Section 7-62 (a)10 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to use projecting signs instead of wall signs, increase the number of signs from (1) to (2), and increase the allowable height of 30’ for a projecting sign to 31’. The property is located at 750 W St. Augustine Street and is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

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

Approved _____ Denied _____ Continued to _____

TVA230002 – A request by Tallahassee Property Investors II JV, LLC to vary from the standards of Chapter 7, Section 7-62(d) & (a)10 of the Tallahassee Land Development Code. If the variance is granted, If the variance is granted, the applicant will be allowed to use projecting signs instead of wall signs, increase the number of signs from (1) to (2), and increase the allowable height of 30’ to 31’. The property is located at 833 W St. Augustine Street and is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

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

Approved _____ Denied _____ Continued to _____

TVA230003 – A request by Jubran Brothers Enterprises, Inc. for a Previously Established Land Use Conformity (PELUC) Certificate. The current use of the property is a convenience store, gas station, and carwash and is a legally existing nonconforming use under the current zoning designation. If the certificate is granted, the applicant will be allowed to continue, improve, remodel, and expand the convenience store gas station & carwash as a conforming use, provided that they meet all other development standards of the current zoning of the property. The property is located at 2605 Springhill Road and is zoned M-1 (Light Industrial).

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

Approved _____ Denied _____ Continued to _____

TVA230004 – A request by GTW Holdings Group, LLC to vary from the standards of Chapter 7, Section 7-65 (1), (3), (4), (5), & (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to use an off-site directional sign on an arterial street that is not at a major intersection, but next to a joint used driveway, increase area of the sign from 16 to 150 sq. ft., increase height from 8 feet to 25 feet, reduce setback of the sign from 5-feet to 0 feet and allow it to be illuminated. The property is located at 3770 N Monroe Street and is zoned CP (Commercial Parkway).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA220024 – A request by Charles & Paula Cook to vary from the standards of 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 setback from 25’ to 18’ to install a pergola. The property is located at 1358 Millstream Road and is zoned RP-1 (Residential Preservation – 1).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Approved _____ Denied _____ Continued to _____

TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT & APPEALS
CITY AGENDA

March 9, 2023 - 1:00 PM
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center

All Board of Adjustment & 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.

MEETING MINUTES

Approval of the January 12, 2023, Minutes
Approval of the February 9, 2023, Minutes

NEW BUSINESS

TVA230001 – A request by Tallahassee Property Investors II JV, LLC to vary from the standards of Chapter 7, Section 7-62(d) & Section 7-62 (a)10 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to use projecting signs instead of wall signs, increase the number of signs from (1) to (2), and increase the allowable height of 30’ for a projecting sign to 31’. The property is located at 750 W St. Augustine Street and is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD). *Continued from February 9, 2023, meeting.*

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

Approved _____ Denied _____ Continued to _____

TVA230002 – A request by Tallahassee Property Investors II JV, LLC to vary from the standards of Chapter 7, Section 7-62(d) & (a)10 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to use projecting signs instead of wall signs, increase the number of signs from (1) to (2), and increase the allowable height of 30’ to 31’. The property is located at 833 W St. Augustine Street and is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD). *Continued from February 9, 2023, meeting.*

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

Approved _____ Denied _____ Continued to _____

TVA230003 – A request by Jubran Brothers Enterprises, Inc. for a Previously Established Land Use Conformity (PELUC) Certificate. The current use of the property is a convenience store, gas station, and carwash and is a legally existing nonconforming use under the current zoning designation. If the certificate is granted, the applicant will be allowed to continue, improve, remodel, and expand the convenience store gas station & carwash as a conforming use, provided that they meet all other development standards of the current zoning of the property. The property is located at 2605 Springhill Road and is zoned M-1 (Light Industrial).

Continued from February 9, 2023, meeting.

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

Approved _____ Denied _____ Continued to _____

TVA230004 – A request by GTW Holdings Group, LLC to vary from the standards of Chapter 7, Section 7-65 (1), (3), (4), (5), & (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to use an off-site directional sign on an arterial street that is not at a major intersection, but next to a joint used driveway, increase area of the sign from 16 to 150 sq. ft., increase height from 8 feet to 25 feet, reduce setback of the sign from 5-feet to 0 feet and allow it to be illuminated. The property is located at 3770 N Monroe Street and is zoned CP (Commercial Parkway). *Continued from February 9, 2023, meeting.*

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA220024 – A request by Charles & Paula Cook to vary from the standards of 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 setback from 25’ to 18’ to install a pergola. The property is located at 1358 Millstream Road and is zoned RP-1 (Residential Preservation – 1). *Continued from February 9, 2023, meeting.*

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Approved _____ Denied _____ Continued to _____

TVA230007 - Mitchell Bros, Inc. Appeal - This is an appeal of the City of Tallahassee Building Official’s interpretation of the 2017 National Electrical Code (NEC) by Mitchell Bros, Inc. for construction activity located at 1330 Capital Circle NE. The Building Official has denied the installation of 8-inch Polyvinyl Chloride Conduit (PVC) pipe as a raceway for electrical cables. The Building Official states that 8-inch PVC pipe is not allowed by the 2017 NEC Code article 352 because the pipe is not listed for this application as required by 2017 NEC 352.6 and the pipe exceeds the maximum size allowed in 2017 NEC 352.20.

For more information, please contact the Growth Management Department at (850) 891-7001.

Approved _____ Denied _____ Continued to _____

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

CITY AGENDA

**April 13, 2023 - 1:00 PM
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

All Board of Adjustment & Appeals meetings will be held in both 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.

MEETING MINUTES

Approval of the 3/9/2023, Minutes

NEW BUSINESS

TVA230005 - A request by Craig & Rachel Bultmann to vary from the standards of Chapter 10, Section 10-411 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear setbacks from 10' to 3' for the installation of a pool. The property is located at 5730 Roanoke Trail and is zoned Planned Unit Development (Bull Run PUD).

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

Approved _____ Denied _____ Continued To _____

TVA230006 - A request by Steven Auerbach to vary from the standards of Chapter 10, Section 10-412(1)(b)(4) and Section 10-412 (1)(b)(8) of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to reduce the rear setbacks from 25' to 6.2' and the side setbacks from 10' to 5.6' and increase the size of a ADU addition to the existing detached garage from 492 sq. ft. to 706 sq. ft. The property is located at 850 N Forest Dr. and is zoned RP-1 (Residential Preservation-1).

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

Approved _____ Denied _____ Continued To _____

TVA230008 - A request by Carolina Champion to vary from the standards of 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 3'. The property is located at 2081 W Forest Dr and is zoned RP-1 (Residential Preservation-1).

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

Approved _____ Denied _____ Continued To _____

Request to Reconsider TVA230007 - Mitchell Bros, Inc. Appeal - This is a request by Mitchell Bros, Inc. to reconsider an appeal of the City of Tallahassee Building Official's interpretation of the 2017 National Electrical Code (NEC). The original appeal was filed by Mitchell Bros, Inc. with regards to construction activity located at 1330 Capital Circle NE. The Building Official has denied the installation of 8-inch Polyvinyl Chloride Conduit (PVC) pipe as a raceway for electrical cables. The Building Official states that 8-inch PVC pipe is not allowed by the 2017 NEC Code article 352 because the pipe is not listed for this application as required by 2017 NEC 352.6 and the pipe exceeds the maximum size allowed in 2017 NEC 352.20. This appeal was originally heard by the Board at the March 9, 2023 meeting.

For more information, please contact the Growth Management Department at (850) 891-7001.

Approved _____ Denied _____ Continued to _____

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

CITY AGENDA

**June 8, 2023 - 1:00 PM
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

All Board of Adjustment & Appeals meetings will be held in both 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.

MEETING MINUTES

Approval of the 4/13/2023, Minutes
Approval of the 5/11/2023, Minutes

OLD BUSINESS

TVA230008 - A request by Carolina Champion to vary from the standards of 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 3'. The property is located at 2081 W Forest Dr and is zoned RP-1 (Residential Preservation-1). *Continued from the April 13 & May 11, 2023, Meeting.*

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

Approved _____ Denied _____ Continued To _____

NEW BUSINESS

TVA230010 - A request by Antonino Bianco to vary from the standards of 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 interior setbacks from 10' to 3.5' in order to adjust the historical lot line of the property. The property is located at 2084 Trescott Dr and is zoned RP-1 (Residential Preservation-1). *Continued from the May 11, 2023, Meeting*

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

Approved _____ Denied _____ Continued To _____

TVA230011 - A request by Antonino Bianco to vary from the standards of 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 rear setbacks from 10' to 9' to retain and use the existing position of the new single-family home on site. The property is located at 3341 Piping Rock and is zoned RP-1 (Residential Preservation-1). *Continued from the May 11, 2023, Meeting*

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Approved _____ Denied _____ Continued To _____

TVA230016 - A request by Joseph & Diana Thomas to vary from the standards of Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to reduce the west rear side setback from 15' to 7' 6" to construct a screen room on the existing cement slab. The property is located at 4458 Sierra Court and is zoned RP-2 (Residential Preservation-2).

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

Approved _____ Denied _____ Continued To _____

TVA230007 - Mitchell Bros, Inc. Appeal - This is an appeal of the City of Tallahassee Building Official's interpretation of the 2017 National Electrical Code (NEC) by Mitchell Bros, Inc. for construction activity located at 1330 Capital Circle NE. The Building Official has denied the installation of 8-inch Polyvinyl Chloride Conduit (PVC) pipe as a raceway for electrical cables. The Building Official states that 8-inch PVC pipe is not allowed by the 2017 NEC Code article 352 because the pipe is not listed for this application as required by 2017 NEC 352.6 and the pipe exceeds the maximum size allowed in 2017 NEC 352.20.

For more information, please contact the Growth Management Department at (850) 891-7001.

Approved _____ Denied _____ Continued to _____

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

CITY AGENDA

**July 13, 2023 - 1:00 PM
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

All Board of Adjustment & Appeals meetings will be held in both 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.

MEETING MINUTES

Approval of the 7/13/2023, Minutes

OLD BUSINESS

TVA230007 - Mitchell Bros, Inc. Appeal - This is an appeal of the City of Tallahassee Building Official's interpretation of the 2017 National Electrical Code (NEC) by Mitchell Bros, Inc. for construction activity located at 1330 Capital Circle NE. The Building Official has denied the installation of 8-inch Polyvinyl Chloride Conduit (PVC) pipe as a raceway for electrical cables. The Building Official states that 8-inch PVC pipe is not allowed by the 2017 NEC Code article 352 because the pipe is not listed for this application as required by 2017 NEC 352.6 and the pipe exceeds the maximum size allowed in 2017 NEC 352.20.

Continued from the June 8, 2023, Meeting.

For more information, please contact the Growth Management Department at (850) 891-7001.

Approved _____ Denied _____ Continued to _____

NEW BUSINESS

TVA230017 - A request by Jeffrey and Courtney Doker to vary from the standards of 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 setback from 10' to 9' in order to construct a carport. The property is located at 2003 Ellicott Drive and is zoned RP-1 (Residential Preservation-1).

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

Approved _____ Denied _____ Continued To _____

TVA230018 - A request by Hit Portfolio I Owner, LLC. to vary from the standards of Chapter 7, Section 7-62 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to relocate the signs from along the roadway frontage to an internal side wall of the site. The property is located at 1880 Raymond Diehl Road and is zoned CP (Commercial Parkway).

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

Approved _____ **Denied** _____ **Continued To** _____

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

CITY AGENDA

**August 10, 2023 - 1:00 PM
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

All Board of Adjustment & Appeals meetings will be held in both 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.

MEETING MINUTES

Approval of the 7/13/2023, Minutes

NEW BUSINESS

TVA230012 - A request by Presley Robinson to vary from the standards of 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 5' and the rear setbacks from 25' to 10'. The property is located at 3120 Rackley Drive and is zoned RP-1 (Residential Preservation-1).

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

Approved _____ Denied _____ Continued To _____

TVA230019 - A request by K-3 Urban Midtown, LLC. to vary from the standards of Chapter 10, Section 10-285 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to reduce the rear setbacks from 10' to 5' for the construction of an accessory dwelling unit. The property is located at 1300 N Adams St, Unit 1, is zoned CU-26 (Central Urban - 26) and is located within the Multi-Modal Transportation District (MMTD).

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

Approved _____ Denied _____ Continued To _____

TVA230020 - A request to vary from the standards of 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 setback from 10' to 3' in order to construct a carport. The property is located at 1301 Piedmont Dr and is zoned RP-1 (Residential Preservation-1).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Approved _____ Denied _____ Continued To _____

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

CITY AGENDA

**September 14, 2023 - 1:00 PM
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

All Board of Adjustment & Appeals meetings will be held in both 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.

MEETING MINUTES

Approval of the 7/13/2023, Minutes

Approved _____ Denied _____ Continued To _____

NEW BUSINESS

TVA230024 - A request by K-3 Urban Midtown, LLC. to vary from the standards of Chapter 10, Section 10-285 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to reduce the rear setbacks from 10' to 5' for the construction of an accessory dwelling unit. The property is located at 1300 N Adams St, Unit 2, is zoned CU-26 (Central Urban - 26), and is located within the Multi-Modal Transportation District (MMTD).

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

Approved _____ Denied _____ Continued To _____

OLD BUSINESS

TVA230012 - A request by Presley Robinson to vary from the standards of 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 5' and the rear setbacks from 25' to 10'. The property is located at 3120 Rackley Drive and is zoned RP-1 (Residential Preservation-1).

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

Approved _____ Denied _____ Continued To _____

TVA230019 - A request by K-3 Urban Midtown, LLC. to vary from the standards of Chapter 10, Section 10-285 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to reduce the rear setbacks from 10' to 5' for the construction of an accessory dwelling unit. The property is located at 1300 N Adams St, Unit 1, is zoned CU-26 (Central Urban - 26) and is located within the Multi-Modal Transportation District (MMTD).

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

Approved _____ Denied _____ Continued To _____

TVA230020 - A request to vary from the standards of 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 setback from 10' to 3' in order to construct a carport. The property is located at 1301 Piedmont Dr and is zoned RP-1 (Residential Preservation-1).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Approved _____ Denied _____ Continued To _____

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

CITY AGENDA

**October 12, 2023 - 1:00 PM
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

All Board of Adjustment & Appeals meetings will be held in both 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.

MEETING MINUTES

Approval of the 9/14/2023, Minutes

Approved _____ Denied _____ Continued To _____

NEW BUSINESS

TVA230025 - A request by Richard Butgereit to vary from the standards of Chapter 10, Section 10-285, Table 10A of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to reduce the rear setbacks from 10' to 6.6' to repair the existing accessory structure. The property is located at 214 Britt Street and is zoned RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Approved _____ Denied _____ Continued To _____



**CITY OF
TALLAHASSEE**

TALLAHASSEE-LEON COUNTY BOARD OF ADJUSTMENT & APPEALS

CITY AGENDA: Thursday, November 9, 2023

1:00 pm

MEETING INFORMATION:

MEETING LOCATION: All Board of Adjustment and Appeals meetings will be held in the 2nd floor conference room at Renaissance Center located at 435 N.

Macomb St. A remote attendance option is also available through the WebEx meeting service. For information about how to view or participate in the meeting please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@talgov.com.

AMERICANS WITH DISABILITIES ACT: The City of Tallahassee is committed to compliance with the Americans with Disabilities Act (ADA).

Special accommodations will be provided upon request. Request for accommodations, with regard to equal access to communications, should be directed to Zoning@talgov.com.

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at: <https://www.tal.gov.com/growth/growth-meetagenda>. The interactive map will allow you to access documentation and details associated with each project.

GENERAL MEETING GUIDELINES

This meeting is held to review and decide on variance requests for single-family and duplex dwelling units, as well as variances to the chapter 7, sign code.

Always be aware of whether your microphone is on or not, and what noise may be going on in the background. We recommend that you keep your microphone muted unless you are speaking.

For more information on projects presented at the Board of Adjustment and Appeals (BOAA) meeting please visit: <https://www.tal.gov.com/growth/growth-apps-landuse>

PUBLIC PARTICIPATION

BOAA meetings are conducted as quasi-judicial proceedings. By request, any members of the public present at the meeting (virtually or in-person) will have an opportunity to speak on a specific project or an item not on the agenda. The public comment is received after the presentation for each project, prior to the Board's decision. Each speaker will be limited to three minutes.

Members of the public can also submit written comments to be considered to Zoning@talgov.com or directly to the project coordinator listed on the agenda.

For more information on public participation and ways to become more involved please visit: <https://www.tal.gov.com/growth/growth-comm-meetings>

MEETING MINUTES

Approval of the 10/12/2023, Minutes

Approved _____ **Denied** _____ **Continued To** _____

NEW BUSINESS

TVA230026 - WAWA #5445

AGENT: Thomas Signs, Angela McNutt, (727) 573-7757

PROJECT LOCATION: 1755 N Blair Stone Road (TAX ID# 1128202990000)

ZOING DISTRICT: C-2 (General Commercial)

PROJECT DESCRIPTION: A request by BW Miccosukee Blair Stone, LLC to vary from the standards of Chapter 7, Section 7-62 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to increase the total number of wall signs on the front/west building elevation facing Blair Stone Rd from the one allowed to 4 total signs distributed on the convenience store building, as well as the gas canopy.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA230027 - WAWA #5439

AGENT: Thomas Signs, Angela McNutt, (727) 573-7757

PROJECT LOCATION: 1801 CAPITAL CIR SE (TAX ID# 3104204390000)

ZOING DISTRICT: C-2 (General Commercial)

PROJECT DESCRIPTION: A request by BW Capital Circle Old St Augustine, LLC to vary from the standards of Chapter 7, Section 7-62 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to increase the total number of wall signs on the front building elevation facing Capital Circle SE from the one allowed to 4 total signs distributed on the convenience store building, as well as the gas canopy.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA230028 - WAWA #5431

AGENT: Thomas Signs, Angela McNutt, (727) 573-7757

PROJECT LOCATION: 1495 Capital Circle NW (TAX ID# 2120206280000)

ZOING DISTRICT: CP (Commercial Parkway)

PROJECT DESCRIPTION: A request by BW Capital Circle Hartsfield, LLC to vary from the standards of Chapter 7, Section 7-62 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to increase the total number of wall signs on the front building elevation facing Capital Circle NW from the one allowed to 4 total signs distributed on the convenience store building, as well as the gas canopy.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA230029 - Portable Carport

APPLICANT: Bernie Gandy, (850) 222-5847

PROJECT LOCATION: 2407 TROLAND RD (TAX ID# 111730 Y0090)

ZOING DISTRICT: RP-1 (Residential Preservation-1)

PROJECT DESCRIPTION: A request by Bernard and Andrea Gandy to vary from the standards of Chapter 10, Section 10-411 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to locate an accessory structure in the side corner yard.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com

Approved _____

Denied _____

Continued To _____



**CITY OF
TALLAHASSEE**

TALLAHASSEE-LEON COUNTY BOARD OF ADJUSTMENT & APPEALS

CITY AGENDA: Thursday, December 14, 2023

1:00 pm

MEETING INFORMATION:

MEETING LOCATION: All Board of Adjustment and Appeals meetings will be held in the 2nd floor conference room at Renaissance Center located at 435 N.

Macomb St. A remote attendance option is also available through the WebEx meeting service. For information about how to view or participate in the meeting please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@talgov.com.

AMERICANS WITH DISABILITIES ACT: The City of Tallahassee is committed to compliance with the Americans with Disabilities Act (ADA).

Special accommodations will be provided upon request. Request for accommodations, with regard to equal access to communications, should be directed to Zoning@talgov.com.

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at: <https://www.tal.gov.com/growth/growth-meetagenda>. The interactive map will allow you to access documentation and details associated with each project.

GENERAL MEETING GUIDELINES

This meeting is held to review and decide on variance requests for single-family and duplex dwelling units, as well as variances to the chapter 7, sign code.

Always be aware of whether your microphone is on or not, and what noise may be going on in the background. We recommend that you keep your microphone muted unless you are speaking.

For more information on projects presented at the Board of Adjustment and Appeals (BOAA) meeting please visit: <https://www.tal.gov.com/growth/growth-apps-landuse>

PUBLIC PARTICIPATION

BOAA meetings are conducted as quasi-judicial proceedings. By request, any members of the public present at the meeting (virtually or in-person) will have an opportunity to speak on a specific project or an item not on the agenda. The public comment is received after the presentation for each project, prior to the Board's decision. Each speaker will be limited to three minutes.

Members of the public can also submit written comments to be considered to Zoning@talgov.com or directly to the project coordinator listed on the agenda.

For more information on public participation and ways to become more involved please visit: <https://www.tal.gov.com/growth/growth-comm-meetings>

MEETING MINUTES

Approval of the 11/9/2023, Minutes

Approved _____ **Denied** _____ **Continued To** _____

NEW BUSINESS

TVA230030 - Dickerson

AGENT: NRG Industries, Inc., Laura Hoover, (850) 224-7433

PROJECT LOCATION: 3318 CAMERON CHASE DR (TAX ID# 111129 C0200)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

PROJECT DESCRIPTION: A request by Susan Dickerson and Robert Roberts to vary from the rear building setbacks of the Cameron Chase Cluster Subdivision Preliminary Plat. If the variance is granted the applicant will be allowed to reduce the rear setback from 15 feet to 13.18 feet to construct a screened room.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

Approved _____ **Denied** _____ **Continued To** _____