



**CITY OF  
TALLAHASSEE**

# TALLAHASSEE-LEON COUNTY BOARD OF ADJUSTMENT & APPEALS

**CITY AGENDA: Thursday, May 8, 2025**

**1:00 pm**

## **MEETING INFORMATION:**

**MEETING LOCATION:** All Board of Adjustment and Appeals meetings will be held in the 2<sup>nd</sup> 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](mailto: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](mailto: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/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/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](mailto: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/growth/growth-comm-meetings>

## MEETING MINUTES

Approval of the 3/13/2025, Minutes

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued To** \_\_\_\_\_

Approval of the 4/10/2025, Minutes

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued To** \_\_\_\_\_

## NEW BUSINESS

### **TVA250009 - Swerdzewski**

AGENT: Wilson Whitaker, (850) 385-9852

PROJECT LOCATION: 1735 ARMISTEAD PL (TAX ID# 1120120000060)

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

PROJECT DESCRIPTION: A request by Frank and Mary Ann Swerdzewski to vary from Sec. 10-241, TLDC, to reduce the minimum side setback from 10 feet to 3.3 feet for the construction of an attached carport, and to reduce the rear setback from 25 feet to 13.64 feet for the construction of an addition.

PROJECT COORDINATOR: Leidy Carter, Senior Planner, [Leidy.Carter@talgov.com](mailto:Leidy.Carter@talgov.com)

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued To** \_\_\_\_\_

### **TVA250010 - Thomas Sierra Ct.**

AGENT: Joseph Thomas, (305) 582-0326

PROJECT LOCATION: 4458 SIERRA CT (TAX ID# 143410 G0010)

ZONING DISTRICT: RP-2 (Residential Preservation-2)

PROJECT DESCRIPTION: A request by Joseph and Diana Thomas to vary from Sec. 10-241, TLDC to reduce the minimum rear setback from 15 feet to 7.6 feet for the construction of a screen room.

PROJECT COORDINATOR: Lily Savage, Senior Planner, [Lily.Savage@talgov.com](mailto:Lily.Savage@talgov.com)

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued To** \_\_\_\_\_

### **TVA250012 - Perla Sign Variance**

AGENT: Moore Bass Consulting, (850) 222-5678

PROJECT LOCATION: 902 MOSLEY ST (TAX ID# 2135510000092)

ZONING DISTRICT: UV (University Urban Village) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by ZP 359 Gaines LLC to vary from the standards of Sec. 7-62 and Sec. 7-68 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to increase the maximum number of wall signs along the Gaines Street frontage from 1 to 2, increase the maximum square footage of signage along the Gaines Street frontage from 200 sq. ft. to 560 sq. ft., and increase the size of monument sign lettering from 6" to 18".

PROJECT COORDINATOR: Taylor Jones, Senior Planner, [Taylor.Jones@talgov.com](mailto:Taylor.Jones@talgov.com)

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued To** \_\_\_\_\_