



Legislation Details (With Text)

File #: ABZA 15-2 **Version:** 1

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Final action: 1/14/2015

Title: Public hearing to consider the appeal of Rafic Chehouri to a decision of the Board of Zoning Appeals denying a request for a front yard setback variance in order to enlarge the existing retail building at 945 Grand Avenue.

Sponsors: Dave Thune

Indexes:

Code sections: Sec. 66.431. - Density and dimensional standards table.

Attachments: 1. 945 Grand Ave. Appeal application.pdf, 2. 945 Grand Ave. variance application.pdf, 3. 945 Grand Ave. Neighborhood letters.pdf, 4. 945 Grand.staff report & resolution.pdf, 5. 945 Grand. minutes.pdf, 6. 945 Grand.extension letter & area maps.df.pdf, 7. 945 Grand Ave. PHOTO.pdf, 8. 945 Grand Ave. PHOTOS.pdf.pdf, 9. 945 Grand Ave City Council Letter, 10. Karas Email, 11. Crosby Email

Date	Ver.	Action By	Action	Result
1/14/2015	1	City Council	Denied	Pass
1/7/2015	1	City Council	Laid Over	Pass

Public hearing to consider the appeal of Rafic Chehouri to a decision of the Board of Zoning Appeals denying a request for a front yard setback variance in order to enlarge the existing retail building at 945 Grand Avenue.

The applicant initially requested three variances (off-street parking, side yard and front yard setbacks). Staff recommendation was for a denial of the request. The matter was first heard by the BZA on October 27, 2014. At this meeting, the BZA moved to approve the variance for the off-street parking request and laid over the remaining variances for two weeks. At the second hearing on November 10, 2014, the applicant withdrew the request for the side yard setback variance but a decision could not be reached on the front yard setback variance and the case was laid over again for two weeks. Shortly after this meeting, the applicant requested that the case be laid over another two weeks (December 8, 2014) in order to allow him to meet with Summit Hill Association District 16. Summit Hill Association did not support the variances. At the December 8, 2014 meeting, the BZA moved to deny the front yard setback variance request.

Mr. Chehouri is appealing the denial of the front yard setback variance (see attached documents).

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? November 20, 2014

Has an extension been granted? Yes

If so, to what date? January 19, 2015

Yaya Diatta
651-266-9080

