

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING

Wednesday, April 12, 2017 7:00 PM

Concord Town Hall

1. Election of Chair and Vice-Chair.
2. Conditional Use Permit #2017-1: Mr. Dan DeRubertis, representing Rega Restaurant Group, LTD, is requesting a conditional use permit for a Counter Service Restaurant in accordance with Section 13.20 to operate a fast casual restaurant, Pizza Roto, at 7685 Crile Road, and being permanent parcel number 08-A-019-0-00-025-0.
3. Conditional Use Permit #2017-2: Mr. Bamrong Fongphrae, is requesting a conditional use permit for a Counter Service Restaurant in accordance with Section 13.20 to operate a counter service carry-out and delivery restaurant, Thai 999 Express, at 9853 Johnnycake Ridge Road, Unit 15, and being permanent parcel number 10-A-028-D-00-001-0.
4. Variance #2017-1: Mr. Allen LaPoe is requesting a variance from Section 15.03A, Table 15.03-1 to allow for a second freestanding accessory building, in lieu of the maximum one permitted, for the property located at 8129 Viewmount Drive, and being permanent parcel number 08-A-024-A-00-016-0.
5. Variance #2017-2: Mr. George Lunka, representing Regency Construction, is requesting a variance from Section 15.04B, Table 15.04-1 to allow for a 12.13 feet left side yard clearance, in lieu of the 15 feet required, for the property known as subplot 34 of Noble Ridge Subdivision, and being permanent parcel number 08-A-004-F-00-011-0.
6. Variance #2017-3: Mr. George Davis, representing ProBuilt Homes, is requesting a variance from Sections 17.04(B) and 17.07(A) to allow for soil disturbing activities related to the construction of a dwelling, and the placement of a concrete sidewalk with a zero feet riparian setback, in lieu of the 25 feet required, for the property known as subplot 100 of Mountainside Farms, and being permanent parcel numbers 08-A-023-E-00-082-0 and 10-A-023-E-00-006-0.
7. Variance #2017-4: Mr. George Davis, representing ProBuilt Homes, is requesting a variance from Sections 17.04(B) and 17.07(A) to allow for soil disturbing activities related to the construction of a dwelling, and the placement of a concrete sidewalk with a zero feet riparian setback, in lieu of the 25 feet required, for the property known as subplot 98 of Mountainside Farms, and being permanent parcel numbers 08-A-023-E-00-080-0 and

10-A-023-E-00-004-0. A second variance is requested from Section 17.08(A)(2) which states variances shall be void if not implemented within one year of the date of issuance.

8. Variance #2017-5: Mr. George Davis, representing ProBuilt Homes, is requesting a variance from Sections 17.04(B) and 17.07(A) to allow for soil disturbing activities related to the construction of a dwelling, and the placement of a concrete sidewalk with a zero feet riparian setback, in lieu of the 25 feet required, for the property known as subplot 99 of Mountainside Farms, and being permanent parcel numbers 08-A-023-E-00-081-0 and 10-A-023-E-00-005-0. A second variance is requested from Section 17.08(A)(2) which states variances shall be void if not implemented within one year of the date of issuance.
9. Variance #2017-6: Mr. George Davis, representing ProBuilt Homes, is requesting a variance from Sections 17.04(B) and 17.07(A) to allow for soil disturbing activities related to the construction of a dwelling, and the placement of a concrete sidewalk with a zero feet riparian setback, in lieu of the 25 feet required, for the property known as subplot 101 of Mountainside Farms, and being permanent parcel numbers 08-A-023-E-00-083-0 and 10-A-023-E-00-007-0. A second variance is requested from Section 17.08(A)(2) which states variances shall be void if not implemented within one year of the date of issuance.
10. Variance #2017-7: Lakeland Realty is requesting a variance from Section 30.05 and 30.05(D)(4) to allow for a second freestanding sign, in lieu of the one freestanding sign permitted, for the property located at 7665 Crile Road, and being permanent parcel number 08-A-019-0-00-027-0. A second variance is requested from Section 30.05 (D)(1) to allow a freestanding sign to be located 10 feet from an adjoining property line, in lieu of the 25 feet required.
11. Variance #2017-8: Ms. Gillian Hall, representing B.R. Knez Construction, Inc. is requesting a variance from Sections 17.04(D)(4) and 17.07(A) to allow for construction of a dwelling and related soil disturbing activities with a zero feet riparian setback, in lieu of 30 feet required, for the property located at 8363 Hermitage Road, and being permanent parcel number 08-A-024-0-00-040-0.
12. Variance #2017-9: Mr. James Whited is requesting a variance from Sections 17.04 (B) and 17.07(A) to allow for the construction of an accessory structure with a 35 feet riparian setback, in lieu of the 50 feet setback required, for the property located at 8335 Camden Crossing Way, and being permanent parcel number 08-A-021-C-00-018-0.
13. Approval of minutes from the March 8, 2017 meeting.
14. Next meeting of the Board of Zoning Appeals – May 10, 2017.
15. Adjournment