BOARD OF ZONING ADJUSTMENT AGENDA
Council Chambers, 141 North Ross Street
Wednesday, March 6, 2013 at 4:30 P.M., Regular Meeting

ROLL CALL

APPROVAL OF MINUTES

BZA Meeting – February 6, 2013

CHAIRMAN'S OPENING REMARKS

"Any persons aggrieved by any decision of the Board may within fifteen (15) days after such decision appeal to the Circuit Court having jurisdiction according to Section 908.02 of the Zoning Ordinance of the City of Auburn, Alabama".

OLD BUSINESS

Variance to Section 516.02 Table 5-4: Development and design standard requirements within the Urban Core (UC) District of the *City of Auburn Zoning Ordinance* **PL-2013-00036**

Applicant:	City of Auburn
General Location:	141 North Gay Street
Zoning District:	Urban Core (UC)
Action Requested:	A variance to the requirement that all grade level parking must be screened with a building or be separated by a planted buffer at least 5 feet wide. Additionally, surface parking adjacent to any street right-of-way shall also be screened with a Type 1, Option A (metal "wrought iron style" 4 foot high) fence with support piers that meet the cladding materials and exterior wall palette requirements of Section 516.02. The applicant is requesting to not be required to install the planted buffer or the fence adjoining surface parking.

NEW BUSINESS

Variance to Table 4-3: Standards for Nonresidential Uses by District and Section 502.03A, Building Setbacks, of the *City of Auburn Zoning Ordinance* **PL-2013-00102**

Applicant:	Chip Nix, NewGround, on behalf of the Carter Family Trust and TARA Properties, LLC.
General Location:	336 North Gay Street
Zoning District:	Redevelopment District (RDD)
Action Requested:	A variance to the angle of light factor to allow a front setback of 14 feet for a building 27 feet in height which requires a minimum front setback of 27 feet. This would allow a front setback of 13 feet for a proposed bank with drive-through.

Variance to Section 502.03A, Building Setbacks, of the *City of Auburn Zoning Ordinance* **PL-2013-00103**

Applicant:	The Foresite Group Inc. on behalf of The Barrett Development Group
General Location:	319 Bragg Avenue
Zoning District:	Redevelopment District (RDD)
Action Requested:	Two variances to the angle of light factor in Section 502.03A, Building Setbacks, to allow a front setback of 15 feet on two buildings, the first request is for a 30 foot variance to the angle of light factor of 1.0 required for a building 45 feet in height requiring a minimum front setback of 45 feet to allow a front setback of 15 feet for the westernmost multiple family residential building. The second request is for a 20 foot variance to the angle of light factor of 1.0 required for a building 35 feet in height requiring a minimum front setback of 35 feet to allow a front setback of 15 feet for the easternmost multiple family residential building.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

ADJOURNMENT