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

ROLL CALL

APPROVAL OF MINUTES
BZA Meeting – August 7, 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

NEW BUSINESS

Variance to Table 5-3: Development and Design Standard Requirements within the College Edge Overlay District (CEOD), of the City of Auburn Zoning Ordinance PL-2013-00689

Applicant:	Signs, Inc.
General Location:	106 North College Street
Zoning District:	Urban Core (UC) with an overlay of the College Edge Overlay District (CEOD) designation
Action Requested:	Variance to allow awning to extend greater than the required maximum of 75% of the width of the building façade along the street line

Variance to Table 5-1: Lot Area, Setbacks, Maximum Impervious Surface, and Parking Requirements for Conventional Subdivisions, of the *City of Auburn Zoning Ordinance* PL-2013-00682

Applicant:	Michael Allen Homes, Inc. on behalf of Harbor Point, LLC
General Location:	East Lake Subdivision, Phase 1 (Lots 36, 67, & 86)
Zoning District:	Limited Development District (LDD) with an overlay of the Conservation Overlay District (COD) designation
Action Requested:	• Variance to allow a 32.5% impervious surface ratio (ISR) where the maximum ISR is 26% for lots greater than 20,000 square feet but less than 30,000 square feet on Lot 36 • Variance to allow a 29.5% impervious surface ratio (ISR) where the maximum ISR is 26% for lots greater than 20,000 square feet but less than 30,000 square feet on Lot 67 • Variance to allow a 29.9% impervious surface ratio (ISR) where the maximum ISR is 26% for lots greater than 20,000 square feet but less than 30,000 square feet on Lot 86

Variances to the *City of Auburn Zoning Ordinance* **PL-2013-00700**

Applicant:	Charter Development on behalf of ACC/CDC One-Sixty Ross, LLC
General Location:	160 North Ross Street
Zoning District:	University Service (US)
Action Requested:	• Increase FAR from 85% to 105% *[Section 502.02 (F) Performance Residential]* • Variance to allow a mixed use project to have 96.6 percent of the maximum allowable dwelling units exceeding the required 80 percent maximum allowable dwelling units in a mixed use project. *[Section 506.02 Treatment of Mixed Uses]* • Variance to allow 19.5' setback on the southern property line where 29' setback is required (variance of 9.5') *[Section 502.03 (A) Building Setbacks in the University Service (US) District]* • Variance to allow 20' setback on the western property line where 25.5' setback is required (variance of 5.5') *[Section 502.03 (A) Building Setbacks in the University Service (US) District]* • Variance to allow 13.5' setback on North Ross Street where 20' setback is required for buildings fronting on a designated corridor (variance of 6.5') *[Section 429.06 (B) General Right-of-Way Setbacks for Corridor Overlay Area Regulations]* • Variance to allow reduction of required on-site parking from 734 spaces to 678 spaces *[Section 502.02 (F) Multiple Unit Development Standards and Section 509.02 (A) and (B.59) Non-residential Parking Minimum Parking Requirements. Section 502.02]*

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

ADJOURNMENT