

ZONING DEPARTMENT

Memo

To: Mayor Les Fillingame

From: Charlene Black, Zoning Administrator

Date: April 29, 2013

Re: Monthly Report

ZONING APPLICATIONS: Planning and Zoning meeting will be held Tuesday, May 7, 2013, 5:30 P.M. City Council Meeting will be held Tuesday, June 4, 2013, 5:30 P.M. Both meetings are held at the City Council Chambers Office located at 598 Main Street.

- **102 Blaize Avenue** (C-2, Neighborhood Commercial District) – Variance: Construction of an open air deck to the side of the building. Asking for a 2 foot setback to the front yard of the property. Therefore a 23 foot variance is needed to the front yard of the property.
- **309 Third Street** (I-1, Limited Industrial) – Variance: To replace an existing fence. The fence height will be increase from 6 feet to 8 feet which is allowed by right in this district. Asking for a 17 foot setback to the front yard fronting on Third Street. Therefore an 8 foot variance is needed to the front yard fronting on Third Street... Also asking for a 4 foot setback to the front yard fronting on Ballentine Street. Therefore a 21 foot variance is needed to the front yard fronting on Ballentine Street.
- **Highway 90, lies between Turner Street and Bouslog Street** (C-3, Highway Commercial District) – Subdivision of Property and Variance: Subdividing the parcel of land into two new parcels of land. If subdivision is approved, the newly created parcel will need a 15 foot variance to the lot width where a 75 foot lot width is required. Therefore the new parcel will have a 60 foot lot width. Also the new parcel will need a 4,420 square foot variance to the minimum lot area where 10,000 square feet is required, Therefore the proposed lot area for the new parcel will be 5580 square feet.
- **536 DeMontluzin Avenue** (R-3, Multi Family District) – Variance: Construction of a carport to the side of the residence. Asking for a 1 foot setback to the side yard of the property. Therefore a 7 foot variance is needed to the side yard of the property.

- **900 Washington Street** (R-1, Single Family District) – Special Exception: Asking to be allowed to use the existing residential structure as a Child Care Facility. The facility will provide a temporary shelter for children in need of living arrangements and assistance. This facility will be owned and operated through Hancock County.
- **206 St. Francis Street** (R-2, Two Family District) – Variance Construction of a shed to the rear of the property. Asking for a 0 foot setback to the rear and side yards of the property. Therefore a 5 foot variance is needed to the rear and side yards of the property. Also the accessory structure shall be no more than 50% of the floor area of the principal structure. The total variance needed for the floor area for the accessory structure is 139%.

HISTORIC PRESERVATION APPLICATIONS: The Historic Preservation Commission meeting will be held Monday, May 13, 2013, at 12:p.m. The meeting will be held at the City Council Chambers Office located at 598 Main Street.

- **223 Sycamore Street**– New construction of a single family residence.
- **309 Third Street** – Replacement and new construction of a chain link fence with coverings and gates.
- **105 Sycamore Street** – New construction of a single family residence.
- **102 Blaize Avenue** – New construction of an open air deck.
- **308 Easterbrook Street** –Replacement and new construction of vinyl front fence with a chain link gate.
- **144 DeMontluzin Avenue** – Construction of an overhang.