



**CITY OF
TALLAHASSEE**

TALLAHASSEE-LEON COUNTY BOARD OF ADJUSTMENT & APPEALS

CITY AGENDA: Thursday, March 14, 2024

1:00 pm

MEETING INFORMATION:

MEETING LOCATION: All Board of Adjustment and Appeals meetings will be held in the 2nd floor conference room at Renaissance Center located at 435 N.

Macomb St. A remote attendance option is also available through the WebEx meeting service. For information about how to view or participate in the meeting please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@talgov.com.

AMERICANS WITH DISABILITIES ACT: The City of Tallahassee is committed to compliance with the Americans with Disabilities Act (ADA).

Special accommodations will be provided upon request. Request for accommodations, with regard to equal access to communications, should be directed to Zoning@talgov.com.

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at: <https://www.tal.gov.com/growth/growth-meetagenda>. The interactive map will allow you to access documentation and details associated with each project.

GENERAL MEETING GUIDELINES

This meeting is held to review and decide on variance requests for single-family and duplex dwelling units, as well as variances to the chapter 7, sign code.

Always be aware of whether your microphone is on or not, and what noise may be going on in the background. We recommend that you keep your microphone muted unless you are speaking.

For more information on projects presented at the Board of Adjustment and Appeals (BOAA) meeting please visit: <https://www.tal.gov.com/growth/growth-apps-landuse>

PUBLIC PARTICIPATION

BOAA meetings are conducted as quasi-judicial proceedings. By request, any members of the public present at the meeting (virtually or in-person) will have an opportunity to speak on a specific project or an item not on the agenda. The public comment is received after the presentation for each project, prior to the Board's decision. Each speaker will be limited to three minutes.

Members of the public can also submit written comments to be considered to Zoning@talgov.com or directly to the project coordinator listed on the agenda.

For more information on public participation and ways to become more involved please visit: <https://www.tal.gov.com/growth/growth-comm-meetings>

MEETING MINUTES

Approval of the 2/8/2024, Minutes

Approved _____ **Denied** _____ **Continued To** _____

OLD BUSINESS

TVA230034 - HTeaO Tallahassee

AGENT: Cathy Song, (210) 202-0123

PROJECT LOCATION: 2320 Capital Circle NE (TAX ID# 1116500000030)

ZONING DISTRICT: PUD (Capital Hill Plaza Planned Unit Development)

PROJECT DESCRIPTION: A request by Express Layla LLC to vary from the requirements of Chapter 7 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to add an additional wall sign on the north face of the building and increase the allowed sign square footage from 68 square feet to 97 square feet.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com

Approved _____ **Denied** _____ **Continued To** _____

NEW BUSINESS

TVA240007 - Cordiano

AGENT: NRG Industries, Inc., Laura Hoover, (850) 224-7433

PROJECT LOCATION: 2508 BLUEBELL PL (TAX ID# 112883 H0090)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

PROJECT DESCRIPTION: A request by Victor C. Cordiano, Sr. and Ma Cordiano to vary from the rear building setback requirements of Section 10-241 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to reduce the rear setback from 25 feet to 15 feet to construct a screened room.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

TVA240002 - 1125 Birmingham Street

AGENT: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203

PROJECT LOCATION: 1125 BIRMINGHAM ST (TAX ID# 2126210000040)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by Tallahassee Lenders Consortium Inc. to vary from the parking location requirements of Section 10-285.4 of the Tallahassee Land Development Code. The Tallahassee Land Development Code currently allows 1 parking space in the first layer (between the townhome and the street). If the variance is granted, the applicant will be allowed to add an additional parking space in front of the townhome.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA240003 - 1129 Birmingham Street

AGENT: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203

PROJECT LOCATION: 1129 BIRMINGHAM ST (TAX ID# 2126210000030)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by Tallahassee Lenders Consortium Inc. to vary from the parking location requirements of Section 10-285.4 of the Tallahassee Land Development Code. The Tallahassee Land Development Code currently allows 1 parking space in the first layer (between the townhome and the street). If the variance is granted, the applicant will be allowed to add an additional parking space in front of the townhome.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA240005 - 1133 Birmingham Street

AGENT: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203

PROJECT LOCATION: 1133 BIRMINGHAM ST (TAX ID# 2126210000020)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by Tallahassee Lenders Consortium Inc. to vary from the parking location requirements of Section 10-285.4 of the Tallahassee Land Development Code. The Tallahassee Land Development Code currently allows 1 parking space in the first layer (between the townhome and the street). If the variance is granted, the applicant will be allowed to add an additional parking space in front of the townhome.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA240006 - 1137 Birmingham Street

AGENT: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203

PROJECT LOCATION: 1137 BIRMINGHAM ST (TAX ID# 2126210000010)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by Tallahassee Lenders Consortium Inc. to vary from the parking location requirements of Section 10-285.4 of the Tallahassee Land Development Code. The Tallahassee Land Development Code currently allows 1 parking space in the first layer (between the townhome and the street). If the variance is granted, the applicant will be allowed to add an additional parking space in front of the townhome.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

Approved _____ **Denied** _____ **Continued To** _____