

AGENDA FOR THE BOARD OF ADJUSTMENT MEETING

June 8, 2012

- I. **ATTENDANCE** - The Chair will call the meeting to order at 1:30 p.m. in the Council Chambers, 200 East Main Street, on June 8, 2012.
- II. **APPROVAL OF MINUTES** - The Chair will announce that the minutes of the December 16, 2011 meeting and the January 27, 2012 meeting will be considered at this time.
- III. **PUBLIC HEARING ON ZONING APPEALS**
 - A. **Transcript or Witnesses** - The Chair will announce that any applicant or objector to any appeal before the Board is entitled to have a transcript of the meeting prepared at his expense and to have witnesses sworn.
 - B. **Conditional Use Appeals**
 1. **C-2010-20: INNER CITY BREAKTHROUGH MINISTRIES** - the Board of Adjustment has requested a revocation hearing for failure to comply with conditions imposed when the applicant was approved as a church in March 2010, in a Wholesale and Warehouse Business (B-4) zone, on property located at 824 Winchester Road (Council District 5).

In March 2010, the Board approved a conditional use permit for a church at this location, subject to several conditions. The conditions imposed by the Board, which are under review, consist of the following:

 1. The church shall be established in accordance with the submitted application and revised site plan dated March 25, 2010.
 2. An occupancy permit shall be obtained from the Division of Building Inspection prior to beginning the church use.
 3. Sanctuary seating shall be provided for no more than 30 persons within this building.
 4. The proposed landscape buffer at the northwest corner of the property shall consist of at least one small tree and shrubs, designed and installed in accordance with the recommendations of the Landscape Examiner with the Division of Building Inspection.
 5. A shared parking or lease agreement for four off-street parking spaces at 911 Dayton Avenue shall be obtained, subject to review and approval by the Department of Law and the Division of Building Inspection. Said agreement shall include a survey or other documentation that the boundary of 911 Dayton Avenue includes the four parking spaces at the rear of that lot, as depicted on the revised site plan dated March 25, 2010.
- IV. **BOARD ITEMS** - The Chair will announce that any item a Board member wishes to present will be heard at this time.
 - A. **Change to the Official Meeting & Filing Schedule for 2012** - The Chair will announce that the Board will consider changes to the Board's meeting & filing schedule, in order to reschedule the June 29, 2012 meeting. The staff has prepared draft changes to the Official 2012 Meeting & Filing Schedule to accomplish this task.
- V. **STAFF ITEMS** - The Chair will announce that any items a Staff member wishes to present will be heard at this time.
- VI. **NEXT MEETING DATE** - The Chair will announce the approved date of the next Board of Adjustment meeting, since the June 29, 2012 meeting can not be held due to the lack of a quorum.
- VII. **ADJOURNMENT** - If there is no further business, the Chair will declare the meeting adjourned.