

A motion was made by Commissioner McDaniel, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-121, a conditional use per Section 6-8C-3:34 of the Industrial District regulations to permit a public assembly use (Align Ministries) at the property located at 1701 Quincy Avenue Suite 17-19.

Aye: 6 - Athanikar, Castagnoli, King, McDaniel, Van Someren, and Wright

Absent: 3 - Losurdo, Richelia, and Robbins

3. Conduct the public hearing to consider a variance to allow a detached garage at 2517 Lindenwood Lane - PZC 22-1-123

Gabrielle Mattingly, Planning Services Team, provided an overview of the request.

Pat Magner, Architect, and Peg Simos, Property Owner, provided details on the request.

Public Testimony: none

Commissioner Wright asked if the area between the home and road is heavily landscaped. Magner responded yes and described the slope of the property which limits available locations.

The Commission discussed if the space would be used as an accessory dwelling unit and confirmed it would be used as a garage.

Commissioner Van Someren expressed support for the request.

The PZC closed the public hearing.

A motion was made by Commissioner King, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-123, a variance to Section 6-2-10:1 to permit a detached garage to be located closer to the street than the principal structure at 2517 Lindenwood Lane.

Aye: 6 - Athanikar, Castagnoli, King, McDaniel, Van Someren, and Wright

Absent: 3 - Losurdo, Richelia, and Robbins

4. Conduct the public hearing to consider a variance to Section 6-6B-7 (R1B: Yard Requirements) and a deviation to Section 7-1-13 (Platted Setbacks & Building Lines) to permit a new single-family home at 525 E. Hillside Road - PZC 22-1-124

Gabrielle Mattingly, Planning Services Team, provided an overview of the request.

Caitlin Csuk, Attorney at Rosanova and Whitaker, Ltd., spoke on behalf of