I. **CALL TO ORDER:**

Chairman Reid Cummings

II. **APPROVAL OF MINUTES:**

III. **PUBLIC HEARINGS:**

1. #5521  
   (Case #ZON2008-03143)  
   Hugh Michael Riley  
   563 Michigan Avenue  
   East side of Michigan Avenue, 50’ North of California Street.  
   **Front Yard Setback Variance** to allow a front porch addition within 21.3’ of the front property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 25’ front yard setback in an R-1, Single-Family Residential District.

2. #5522  
   (Case #ZON2009-00007)  
   Ben Cummings  
   118 Jordan Lane  
   West side of Jordan Lane, 120’ North of Rochester Road.  
   **Side Yard Setback Variance** to allow the installation of two HVAC units and an emergency generator within 3.5’ of a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8’ side yard setback in an R-1, Single-Family Residential District.
3. **#5523**  
(Case #ZON2009-00017)  
Derek Marks  
77 North Sage Avenue  
West side of North Sage Avenue, 120’+ North of Heather Street.  
**Protection Buffer Variance** to allow a 5’ protection buffer from adjoining residentially zoned property in a B-1, Buffer Business District (rezoning pending); the Zoning Ordinance requires a 10’ protection buffer strip from adjoining residentially zoned property in a B-1, Buffer Business District.

4. **#5524**  
(Case #ZON2009-00018)  
51 South Conception Street, LLC  
51 South Conception Street  
Southeast corner of South Conception Street and Conti Street.  
**Parking Maneuvering Variance** to allow vehicular maneuvering (backing) into the public right-of-way from an on-site parking area in a B-4, General Business District; the Zoning Ordinance requires vehicular entrances and exits to be provided in such a manner to prevent vehicular backing from a parking area into the public right-of-way in a B-4, General Business District.

**IV. OTHER BUSINESS**