



BUILDING AND CODES DEPARTMENT

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BOARD OF ZONING APPEALS

AGENDA

October 10, 2024

10:00 A.M.

(Building & Codes Conference Room)

CALL TO ORDER/QUORUM CHECK

APPROVAL OF MINUTES OF BZA MEETING:

September 12, 2024

ANNOUNCEMENTS / DEFERRALS

BZA CASE(S):

1. CASE NUMBER: BZA-18-2024 **APPLICANT(S):** Jerry Bucciarelli

REQUEST: Requesting a Uses Permitted on Review from the Montgomery County Zoning Resolution (Chapter 11, Section 11.3.1) to operate a barber shop as a customary home occupation.

LOCATION: 4054 Old Hwy 13

TAX MAP: 137 **PARCEL:** 016.08 **ZONED:** AG

REASON FOR REQUEST: To be in compliance with the Montgomery County Zoning Resolution.

2. CASE NUMBER: BZA-19-2024 **APPLICANT(S):** Julia Rabba

REQUEST: Requesting a 20' front yard setback variance from the 50' minimum building setback line as required by the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

LOCATION: 2850 Palmyra Rd

TAX MAP: 115 **PARCEL:** 024.00 **ZONED:** AG/C-1

REASON FOR REQUEST: Property owner would like to build a pole barn; but the grade of the land will not accommodate the required setback.

3. CASE NUMBER: BZA-20-2024 **APPLICANT(S):** Michael McClendon

REQUEST: Requesting a 25' front yard & 5' side yard setback variance from the required 75' (front) & 10' (side) minimum building setback lines as required by the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

LOCATION: 5369 Marion Rd

TAX MAP: 150 **PARCEL:** 048.05 **ZONED:** AG

REASON FOR REQUEST: Garage is existing and extends into the minimum setback line

4. CASE NUMBER: BZA-21-2024 **APPLICANT(S):** Airgas c/o William Madsen

REQUEST: Requesting a 30' side yard & 10' rear yard setback variance from the required 50' (side) & 30' (rear) minimum building setback lines as required by the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

LOCATION: 998 Boolean Dr

TAX MAP: 009 **PARCEL:** 014.06 **ZONED:** M-2

REASON FOR REQUEST: Compressor & water treatment enclosures encroach onto current setback due to irregular shaped lot

ADJOURNMENT