

Technical Review Committee Meeting
October 23, 2024
10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry
Kristin Coman
Kelly Intzes
Gil Martinez

STAFF PRESENT:

Amber LaRowe, City Clerk
Frances Robustelli, City Manager
Jim Kilpatrick, Fire Chief
Adam Poirrier, Deputy Fire Chief

Member Berry called the meeting to order at 10:00 a.m.

1. Unnecessary and Undue Hardship Variance Case No. 24060 – 315 Corey Avenue (Beach Theatre)

This variance request is to install two illuminated marquee signs and two illuminated playbill signs in addition to the existing illuminated blade sign, allowing for a total of five commercial signs where three are permitted and allowing all five to be illuminated along Corey Avenue where none are permitted to be illuminated per LDC Sec. 28.33.

Janet and Hannah Hockman, applicants, stated that the signs will be illuminated from one hour before sunset to 11:59 p.m.

It was confirmed that Mr. Bodziak will be present at next week's Board of Adjustment hearing.

2. Unnecessary and Undue Hardship Variance Case No. 24061 – 1950 Pass-A-Grille Way (Fire Station 22)

This request includes the following five parts:

1. Reduce the front building setback along 20th Avenue to 1.2 feet where 25 feet is required, the secondary front building setback along Pass-A-Grille Way to 8.4 feet where 15 feet is required, the western side building setback to 1 foot where 10 feet is required, and the southern rear building setback to .5 feet where 15 feet is required, to permit the construction of a new two-story fire station.
2. Permit the site impervious surface coverage to be no greater than 85% of the lot area where no greater than 80% is permitted.
3. Permit the property-wide vegetated coverage to be 14% where 16% minimum is required.
4. Reduce the required northern frontage landscaping buffer to zero feet along a portion where 5 feet is required, and the required southern landscaping buffer adjacent to the driveway to 2.5 feet along a portion where 6 feet is required.
5. Permit the rooftop chimney training element to be located at 15 feet above the maximum height of the roof, or 45 feet above required design flood elevation, where 10 feet and 40 feet respectively is the maximum allowable.

Member Berry reviewed the Planning and Zoning/Transportation comments.

City Manager Robustelli asked that information be outlined as to what is being enhanced and what is replacement, "like for like".

Cole Mears of Sweet Sparkman Architects discussed the hardening efforts and requirements.

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This item will go before the Board of Adjustment on October 30th at 2:00 p.m.

The meeting concluded at 10:22 a.m.

A copy of the agenda memorandum for all items, with a list of questions by each Committee member, is included in the record.