

CITY OF BRIGHTON
ZONING BOARD OF APPEALS
AGENDA
JUNE 9, 2011

Blue Sky Session – 7:15 p.m.

Regular Session – 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of the April 14, 2011 Meeting Minutes

Old Business

New Business

4. **City of Brighton Downtown Development Authority – 114, 118 & 128 W. North Street** is proposing to construct a parking lot at the above addresses located within the DBD zoning district. The proposed parking lot will be placed abutting another parking lot along the street frontage. The proposed parking lot will not include landscape elements. **Section 98-462 (e) (2)** states the placement of two abutting off-street parking lots with continuous street frontages shall not be permitted. **Section 98-86 (2) (a)** states a planting strip at least ten feet in width shall be located along the perimeter of any parking area that abuts a right-of-way. Within this area, there shall be one deciduous shade tree for every 30 lineal feet and fraction thereof of planting strip. Arrangement of trees in groupings is encouraged, but trees shall not be more than 50 feet apart. There shall also be a 42-inch tall solid hedge of shrubs (evergreen or deciduous) to provide screening from adjacent roads and land uses. A brick wall may be considered by the planning commission and/or city council as an alternative to a planting strip, where appropriate. **Section 98-86 (2) (b)** states the use of curbed, parking aisle end caps shall be required and utilized as landscape islands. The parking aisle end cap shall not be less than 180 square feet in area and shall include at least one shade tree and ground cover such as grass, flowering perennials, and/or shrubs. Appropriate irrigation shall be provided. **Section 98-86 (2) (c)** states in addition to the perimeter landscaping required along a right-of-way and the landscaped parking aisle end caps, the following landscaping is required internal to the parking lot: **1.** An area equal to three percent of the total area devoted to parking spaces and drive aisles shall be landscaped and permeable. If the parking area has less than 20 parking spaces, this requirement may be waived by the planning commission and/or city council where appropriate. Existing tree stands or significant natural topography or vegetation that is incorporated into the parking area, may be considered as part of the internal landscaping area requirement. **3.** The required plant materials for the interior of parking areas shall be, one deciduous or evergreen tree for every 250 square feet of landscape area or one deciduous or evergreen tree for each 30 lineal feet, whichever is most appropriate. Where site distance or maneuvering conflicts exist, trees shall have a clear trunk of at least six feet above the ground, and the remaining required landscape areas shall be planted with ground cover such as grass, flowering perennials and/or shrubs, not to exceed two feet in height. A variance from Section 98-86 (2) (a, b, c), and Section 98-462 (e) (2) to allow the construction of the parking lot is being requested.
5. **Marygrove Awnings Co. on behave of Stonefire Bistro, 440 W. Main Street** is proposing four awnings at the above address. The fixed awning proposed on the south elevation includes 7 square feet of signage. The three proposed retractable awnings on the west elevation include 4 square foot of signage on each. The total combination of requested awning signage is 19 square feet. The first floor tenant (Stonefire Bistro) has a projecting sign on Main Street. **Section 66-95 (6)** states that a single projecting sign shall be permitted not exceeding 20 square feet provided no other sign exists on the same building. A variance to allow a total of 19 square feet of awning signage is being requested.
6. Staff Updates
7. Call to the Public
8. Adjournment