



**Board of Zoning and Building Appeals**  
**CITY HALL COUNCIL CHAMBERS**  
**AGENDA OF NOVEMBER 20, 2025**  
**7:00 PM**

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF MINUTES**

Regular meeting minutes of October 23, 2025

Special meeting minutes of November 6, 2025

**PLANNING COMMISSION REPORT**

**OTHER REPORTS OR CORRESPONDENCE**

**PUBLIC HEARINGS**

PPZ2025-0382 Andrew Bennie, 51 Cadet Drive, PPN: 07-00-022-105-014

Proposal consists of constructing a breezeway roof connecting house and detached garage. Property is zoned R-1 Residence District. Requests:

1. A 10-foot variance for setback of a detached private garage from a dwelling. Applicant shows 0 feet, code requires 10 feet, Section 1294.03(a).
2. A 164-square foot variance for area of a detached private garage. Applicant shows 840 square feet, code allows 676 square feet, Section 1294.03(d)(1).

PPZ2025-0389 Denise Bittner, Body Remedy Massage & Wellness LLC, 7079 Avon Belden Rd, PPN: 07-00-021-117-094

Owner: Avon Belden Business Mall, LLC. Proposal consists of window signage. Property is zoned B-2 Central Business District. Request:

1. A variance for window signs occupying 100% of a window area, code allows 50%, Section 1286.11(b)(1).

**ADJOURNMENT**