

DALLAS TOWNSHIP
ZONING HEARING BOARD
MONDAY, MARCH 15, 2021

Call to Order

Pledge of Allegiance

Roll Call

Approval of Zoning Hearing Board **Minutes** from **January 18, 2021** Meeting.

Approval of ZHB **Treasurer's Reports** from **January** and **February, 2021**.

Business before the Board:

HSC Dallas, LLC of 805 Trione St., Dapne, AL 36526

Special Exceptions Requested for Proposed Lot B:

1. Special Exception request pursuant to Section 509.2 (A) To permit a cumulative earth disturbance in excess of 80,000 sq. ft., in area for a nonresidential use.
2. Section 509.2 (B) To permit construction of a building and impervious surfaces in excess of 25,000 sq. ft., in area for a nonresidential use.

Variances Requested for Proposed Lot B:

1. Section 1105 – To permit a nonresidential driveway in excess of thirty (30') ft., in width; whereas a maximum width of thirty (30') ft., is otherwise required.
2. Section 1108 (c) To permit less than five (5%) percent of an off-street parking and loading area to be landscaped; whereas a minimum of five (5%) of the parking and loading area is otherwise required to provide landscaping.
3. Section 1116 (14) To permit 70 off-street parking spaces for a retail Business; whereas 112 off-street parking spaces is otherwise required.

Motion to Adjourn