

**CITY OF PEORIA  
ZONING BOARD OF APPEALS MEETING  
SEPTEMBER 8, 2011  
CITY HALL, 419 FULTON STREET, ROOM 400 —1:30 PM**

**AGENDA**

- 1. ROLL CALL**
- 2. APPROVAL OF AUGUST 11, 2011, MINUTES**
- 3. REGULAR BUSINESS**

**CASE NO. ZBA 2942**

Petitioner Fulvio Zerla is requesting variances from the City of Peoria Land Development Code: Article 4.1.4. to allow a parking lot to encroach 30 feet into the required 30-foot front yards along Moss Avenue and along Union Hill/Dr. Martin Luther King Jr. Drive; Article 8.1.6.E. to allow for 39 parking spaces instead of the required 66 parking spaces; and Article 11.3. to allow for a retaining wall to exceed the retaining wall height requirement of 3 feet with a maximum height of 25 feet tapering down to 5 feet with a decorative safety rail of 3 feet on top of the retaining wall for the property located at 818 W. Moss Avenue.

**CASE NO. ZBA 2943**

Petitioner Greg Smith is requesting a variance from the City of Peoria Zoning Ordinance: Article 7.5.e, to allow a detached garage building to encroach 13 feet into the required 25-foot front yard for the property located at 2316 E. Grandview Avenue.

**CASE NO. ZBA 2944**

Petitioner Zissis Vesoulis is requesting a variance from the City of Peoria Land Development Code: Article 4.1.4. to allow the building residence to exceed the required building height of 35 feet with a maximum height of 42 feet, 8 inches, for the property located at 1010 NE Glen Oak Avenue.

- 4. CITIZENS' OPPORTUNITY TO ADDRESS THE ZONING BOARD OF APPEALS**
- 5. ADJOURNMENT**

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