



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
March 20, 2025

CITY COUNCIL CHAMBERS
100 HEART BOULEVARD
5:30 P.M.

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the February 20, 2025 meeting
3. Report from the Zoning Office – None
3. Unfinished business – None
4. New business –
 - A. **4916 N. Second Street** (11-12-428-020 & 11-12-428-019) – A Special Use Permit to allow parking expansion for Nica’s Auto Sales in a CG (General Commercial) Zoning District.
6. Public participation & comment
7. General discussion
8. Adjournment



Zoning Board of Appeals Committee Minutes

DATE OF MEETING: February 20, 2025

CALLED TO ORDER: 5:30 P.M.

MEMBERS PRESENT: Catherine Nelson, Don Daniels, Frank Laudicina, Rhonda Taylor, Nathan Kutz, and Al Carajuana.

MEMBERS ABSENT: Jennifer Hall.

ALSO PRESENT: Juan Terre', Nate Bruck, Attorney Phil A Nicolosi, Ahren Bloomquist and Zack Shereck

APPROVAL OF MINUTES: January 16, 2025.

Don Daniels moved to approve said motion. Frank Laudicinda seconded said motion.

Motion carried ayes 6– 0 nays

ZONING OFFICER REPORT: None

MATTERS PROPOSED, DISCUSSED OR DECIDED AND RECORD OF VOTES TAKEN:

- A) 6330 E. Riverside Blvd. (12-03-176-010) – A Special Use Permit to allow a tattoo studio in a CR (Commercial Retail) Zoning District.

PETITIONERS: Ahren Bloomquist and Zack Shereck.

Petitioner presented an application to Get a Special Use Permit to open a Tattoo Studio within the retail commercial (CR) zoning district at 6330 East Riverside.

Staff reviewed the application and asked the hours of operation, what will be done to the building to be able to open, if there were any existing businesses and what cleaning requirement were needed and discussed all City requirements.

Petitioner responded with hour of operations will be 11am to 7pm Thursday thru Monday. They will open April first. They do not have an existing business. They will put in a counter and sink for sterilizing equipment. Petitioners agreed to the conditions from the city.

Nathan Kutz moved to approve said motion. Rhonda Taylor seconded said motion.
Motion carried 6 ayes – 0 nays

Frank Laudicina moved for adjournment at 5:27 p.m.; seconded by Don Danial's
The motion to adjourn was approved by a vote of 6 ayes – 0 nays.

**RESPECTFULLY SUBMITTED BY, -CHAIRMAN OF THE ZONING BOARD OF APPEALS
COMMITTEE**

Zoning Board of Appeals

Staff Report

SUBJECT:	4916 N. 2nd Street - Special Use Permit for expansion of car lot for Nica's Auto Sales in CG (General Commercial) zoning district.
PROJECT SUMMARY:	The applicant, Tricia Ortega, would like to expand her sales lot at 4912 N. 2nd St. to include the lots to the North, 11-12-428-019 and 11-12-428-020, which she just purchased.
LOCATION:	4916 N. 2nd Street. Adjoining lots North of her current auto sales lot.
FUTURE LAND USE:	General Commercial
ZONING DISTRICT	This property is in the CG (General Commercial) zoning district
ADJACENT ZONING/USE:	North: CG, rental house South: CG, Nica's Auto Sales West: R1, residential East: CG, Kar Korner
SETBACKS (in feet min.):	Required Front – 40 Rear – 20 Side – 5 Provided Front – 83 Rear – 22 Side – 5
PARKING:	They want to use the space for additional parking for vehicles that are for sale.
LANDSCAPING:	A required planting strip shall be a minimum of eight feet in width and span the length of the frontage, excepting areas required as ingress/egress. The mounded landscape buffer is required to provide a combination of trees (including evergreens), shrubs, ground cover and some combination of live plants that shall be salt tolerant. Owner is requesting a variance to not have a barrier/landscaping in the back along the alley.
SIGNAGE:	None requested

FINDINGS OF FACT:	<ol style="list-style-type: none"> 1. <i>The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.</i> 2. <i>The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.</i> 3. <i>The establishment of the Special Use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.</i> 4. <i>Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.</i> 5. <i>Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.</i> 6. <i>The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The Zoning Officer shall forward the Board of Appeal's decision and records to the City Council within ten days after action or within 45 days from the date of public hearing if no action has been taken by the Board of Appeals.</i>
RECOMMENDATION:	Staff recommends: Approval – Special Use Permit in CG (General Commercial zoned district.
CONDITIONS:	<ol style="list-style-type: none"> 1. Lot will be re-sealed and striped. 2. Landscaping strip measuring 8 feet wide by the length of the frontage shall be provided along N. 2nd Street. 3. Maximum of 25 cars may be parked on the lot.

ATTACHED: Site plan

RECOMMENDATION: APPROVAL/DENIAL/TABLED

VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:

Entrance

Add landscaping

Landscaping

1512

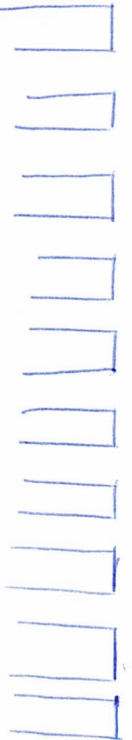
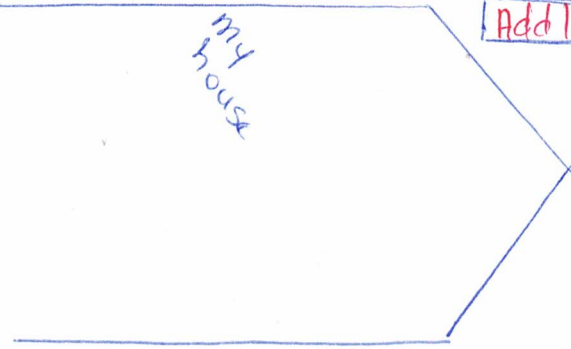
Entrance

10 cars

Landscaping

Entrance

my house



10 cars

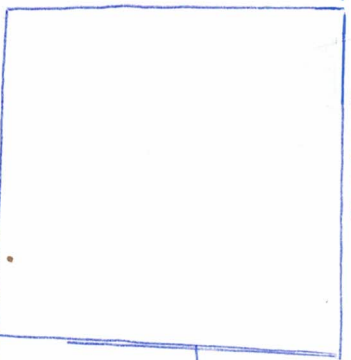
Light

beats



beats

office



Light

beats



3 cars
Garage

