

**City of Westminster Board of Zoning Appeals
July 13, 2026 at 5:00pm
Westminster City Hall
100 E. Windsor St**

- I. Call to order**
- II. Pledge of Allegiance**
- III. Invocation**
- IV. Swearing In of New Members**
- V. Consideration of Variance Request for 1109 E. Main Street (TMS # 530-22-08-007)**

Public Hearing

The applicant requests a variance in the property to allow for construction of a commercial building with the standard Waffle House dimensions.

The applicant is demolishing the original structure at this address and is seeking to construct a new building, expanding from a 40 foot front building setback that already exists to a 15 foot front building setback. The applicant requests a 25 foot variance because the current setback significantly reduces the buildable area and prevents them from developing a commercial building that includes parking, circulation, and landscaping while allowing space for a building that matches the proposal.

Staff finds that the variance request meets the standard for granting a variance from strict interpretation of the zoning code.

- VI. Member Comments**
- VII. Adjourn**