

Board of Adjustment

Agenda

DAVID SHUFF, CHAIR	
GREG LAMBRIGHT, VICE CHAIR	MIKE CLEMENT
DIANNE von BORSTEL	RANDY CARTER
ROXANNE PIERSON	DINA HIGGINS

October 11, 2005

City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discuss State of Arizona Public Boards Workshop.
- B. Discussion of cases listed on Public Hearing Agenda.

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE **SEPTEMBER 13, 2005** MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - 1. BA05-030 1550 North 40th Street #8 (Council District 5) – Requesting variances to allow: 1) a detached garage to exceed the maximum height permitted, and 2) the total roof area to exceed the maximum lot coverage permitted in the R1-35 district. **This case was continued from the September 13, 2005 meeting.**
 - 2. BA05-036 9133 East Baseline Road (Council District 6) – Requesting a variance to allow the encroachment of parking spaces and a commercial building into the required street side landscape setback, in conjunction with the development for a commercial pad site in the C-2 district. **This case was continued from the September 13, 2005 meeting.**
 - 3. BA05-037 1465 South Clearview (Council District 6) – Requesting variances to allow: 1) deletion of required landscaping adjacent to a freeway; 2) parking spaces to encroach into a required side yard; 3) a reduction in the depth of a foundation base for the public access side of a building adjacent to a parking space; 4) a reduction in the width of the street side landscape areas; and 5) a reduction in the minimum ratio of landscape islands to parking spaces; all in conjunction with the development of an office – warehouse building in the M-1-DMP

zoning district. **This case was continued from the September 13, 2005 meeting.**

4. BA05-040 6338 East Presidio Street (Council District 5) – Requesting a variance to allow a room addition to encroach into a required rear yard in the R1-9-DMP zoning district.
- *5. BA05-041 1214 West Baseline Road (Council District 3) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the conversion of an existing automobile service station to a retail office in the C-2 zoning district.
6. BA05-042 810 South Stapley Drive (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow a drive through window to be installed for an expansion of the existing commercial use in the C-2 zoning district.
7. BA05-043 109 South Olive (Council District 4) - Requesting a variance to allow a fence to exceed the maximum required height in a front yard in the R-2 zoning district.
8. BA05-044 2258 East Diamond Avenue (Council District 2) – Requesting a variance to allow a building addition to encroach into required rear and side yards in the R1-7 Zoning District.

D. ITEMS FROM CITIZENS PRESENT.