

Board of Adjustments



Agenda

MIKE CLEMENT, CHAIR

DIANNE von BORSTEL, VICE CHAIR
GARRET MCCRAY
LINDA SULLIVAN

SCOTT THOMAS
TERRY WORCESTER
GREG HITCHENS

May 13, 2008
City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update:

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE APRIL 8, 2008 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 Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBIL HEARING):
 - *1. BA08-022 1020 East Southern Avenue (Council District 4) – Requesting a Special Use Permit (SUP) to allow the development of a comprehensive sign plan in the C-2 zoning district. **Staff is recommending approval with conditions.**
 - 2. BA08-023 634 West Farmdale Avenue (Council District 3) – Requesting a variance to allow a carport to encroach into the required sideyard setback in the R1-6 zoning district. **Staff is recommending denial of this request.**
 - *3. BA08-024 5601 East Hermosa Vista Drive (Council District 5) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of golf course club house and country club in the C-2 zoning district. **Staff is recommending approval with conditions.**

- *4. BA08-025 1126 West Main Street (Council District 3) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an automotive service facility in the C-3 zoning district. **Staff is recommending approval with conditions.**
- *5. BA08-026 735 West Broadway Road (Council District 4) – Requesting a Development Incentive Permit (DIP) to allow the development of an automobile dealership in the M-1 zoning district. **Staff is recommending a 30-day continuance of this request.**
- *6. BA08-027 841 East 8th Place (Council District 1) – Requesting a variance to allow a carport to encroach into the required sideyard setback in the R1-9 zoning district. **The applicant is requesting a 30-day continuance of this request.**
- 7. BA08-028 3547 East Southern Avenue (Council District 2) – Requesting modification of a Substantial Conformance Improvement Permit (SCIP) to allow a drive-thru addition to an existing retail building in the C-2 zoning district. **Staff is recommending a 30-day continuance of this request.**
- *8. BA08-029 1052 East McKellips Road (Council District 1) – Requesting a Special Use Permit (SUP) to allow a carwash in the C-2 zoning district. **Staff is recommending approval with conditions.**
- *9. BA08-030 4000 East Palm Street (Council District 5) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow expansion of an existing wedding reception center in the M-1-PAD zoning district. **Staff is recommending approval with conditions.**
- *10. BA08-031 54, 62, 104, and 110 South Allen (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow a lot split in conjunction with a multiple residence development in the R-3 zoning district. **Staff is recommending approval with conditions.**

D. ITEMS FROM CITIZENS PRESENT.