

# Board of Adjustment



## Agenda

TRENT MONTAGUE- Vice Chair  
GREG HITCHENS  
TYLER STRADLING  
MARK FREEMAN  
WADE SWANSON  
CHAD CLUFF

## RESULTS

February 11, 2014  
City Council Chambers – Lower Level  
57 East First Street

### 4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
- B. Discussion of items listed on the Public Hearing Agenda

### 5:30 p.m. PUBLIC HEARING

- A. ELECTION OF OFFICERS.
- B. MINUTES FROM THE JANUARY 14, 2014 MEETING.
- C. CONSIDER PROPOSED REVISIONS TO THE BY-LAWS OF THE BOARD OF ADJUSTMENTS.
  - a. By-law modifications
- D. CONSENT AGENDA: Items listed with an asterisk (\*), below, will be added to the Consent Agenda. All items on the Consent Agenda 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 Boardmember 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.
- E. THE FOLLOWING CASES (PUBLIC HEARING):

- \*1. BA13-045 960 North Riverview (District 1) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the PS-PAD zoning district. (PLN2013-00392) (Continued from the January 14, 2014 hearing)

Staff Planner: Angelica Guevara

Staff Recommendation: Continuance to the March 11, 2014 hearing

**Board Decision: Continuance to the March 11, 2014 meeting (5-0) (Absent – Boardmember Hitchens)**

2. BA13-064 7303 East Main Street (District 5) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing group commercial development in the LC zoning district. (PLN2013-00512)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

**Board Decision: Approved with conditions (5-0) (Absent – Boardmember Hitchens)**

- \*3. BA13-068 400 block of North Pasadena (both sides) and 400 block of North Hibbert (both sides) (District 4)– Take action on a reconsideration of the denial of case BA13-068 from the December 10, 2013 meeting, involving a request for a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing multi-residence development in the RM-4 and DR-3 zoning districts. (PLN2013-00588)

Staff Planners: Wahid Alam and Gordon Sheffield

Staff Recommendation: Approval with Conditions

**Board Decision: Approved with Conditions (4 – 1) (Nay – Boardmember Freeman, absent – Boardmember Hitchens)**

4. BA14-004 2212 North 63<sup>rd</sup> Place (District 5) – Requesting a Variance to allow an addition to encroach into the required front yard in the RS-9 zoning district. (PLN2014-00004)

Staff Planner: Mia Lozano

Staff Recommendation: Denial

**Board Decision: Approved with conditions (5-0) (Absent – Boardmember Hitchens)**

- \*5. BA14-005 1725 South Country Club Drive, the 0 to the 300 blocks of West Juanita Avenue (both sides), the 1800 block of South MacDonald (east side), the 0 to the 100 blocks of West Iron Avenue (both sides), and the 200 to the 300 blocks of West Iron Avenue (south side) (District 3) – Requesting a Special Use Permit for Comprehensive Sign Plan in the LI-PAD zoning district. (PLN2014-00007)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

**Board Decision: Approved with conditions (5-0) (Absent – Boardmember Hitchens)**

6. BA14-006 1112 West Farmdale Avenue (District 3) – Requesting a Variance to allow an addition to encroach into the required side yard in the RS-6 zoning district. (PLN2014-00013)

Staff Planner: Mia Lozano

Staff Recommendation: Denial

**Board Decision: Approved with Conditions (4-1) (Nay – Boardmember Swanson, absent – Boardmember Hitchens)**

- \*7. BA14-007 442 South El Dorado (District 3) – Requesting: 1) a Variance to allow detached structures to exceed the maximum allowable roof area; 2) a Variance to allow an encroachment into the required side yard; and 3) a Variance to allow an encroachment into the required rear yard; all in the RS-9 zoning district. (PLN2014-00021)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

**Board Decision: Approved with conditions (5-0) (Absent – Boardmember Hitchens)**

- \*8. BA14-008 The 1300 to the 1400 blocks of South Hawes Road (east side) (District 6) – Requesting a Special Use Permit to allow a Wireless Communication Facility to exceed the maximum height allowed in the AG zoning district. (PLN2014-00022)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

**Board Decision: Continuance to the March 11, 2014 meeting (5-0) (Absent – Boardmember Hitchens)**

9. BA14-009 1701 West Mountain View (District 3) - Requesting: 1) a Variance to allow a reduction to the required number of parking spaces; and 2) a Variance to allow an encroachment into the required side yard; both in the RS-6 zoning district. (PLN2014-00026)

Staff Planner: Kaelee Wilson

Staff Recommendation: 1) an Approval with conditions on the request for a reduction to the required number of parking spaces; and 2) a Denial in regards to the request for a variance to allow an encroachment into the required side yard.

**Board Decision: Approved with Conditions (4-1) (Nay – Boardmember Swanson, absent – Boardmember Hitchens)**

OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.