

Board of Adjustment

Agenda

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| MIKE CLEMENT, VICE CHAIR DIANNE von BORSTEL ROXANNE PIERSON | DINA HIGGINS, CHAIR | CRAIG BOSWELL RANDY CARTER GARRET MCCRAY |
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March 6, 2007

City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda.

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE February 13, 2007 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. BA07-002 933 North Lindsay Road (Council District 2) – Requesting a Special Use Permit to allow development of athletic fields in conjunction with a place of worship in the R1-9 zoning district. **Staff is recommending a 30 day continuance of this case.**
- *2. BA07-007 356 E 9th Drive (Council District 4) - Requesting variances to allow: 1) encroachment into the side yard; 2) encroachment into the rear yard; 3) encroachment into the front yard; and 4) exceed the maximum lot coverage allowed; all in conjunction with the construction of several additions to a single residence in the R1-6 zoning district. **Staff is recommending a 30 day continuance of this case.**
- *3. BA07-008 1759 East Broadway Road (Council District 4) - Requesting a Development Incentive Permit (DIP) to allow the development of a condominium complex in the R-4 zoning district. **Staff is recommending a 30 day continuance of this case.**
4. BA07-009 161 West Hillside Street (Council District 1) - Requesting a variance to allow a garage addition to encroach into required front and side yards in the R1-6 zoning district.

5. BA07-010 837 North Dobson Road (Council District 1) - Requesting a Special Use Permit for the modification of a Comprehensive Sign Plan in the C-2 zoning district.
- *6. BA07-011 1230 South Mesa Drive (Council district 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the development of a retail use in the C-2 zoning district. **Staff is recommending a 30 day continuance of this case.**

D. ITEMS FROM CITIZENS PRESENT.