

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR	
SCOTT THOMAS – VICE CHAIR NICHOLAS LABADIE TYLER STRADLING	GREG HITCHENS JUDAH NATIVIO DIANNE von BORSTEL

April 13, 2010
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Convene an executive session.
 - Discussion or consultation for legal advice with City Attorney (A.R.S §38-431-03A(3)). Discussion or consultation with the City Attorney regarding the Telecommunications Act of 1996 (the “Act”). (A.R.S §38-431-03A (3)).
- B. Discussion of items listed on Public Hearing Agenda
- C. Zoning Administrator Update:
 - 1. Zoning Code Update project
 - 2. By-Laws

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE March 9, 2010 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) 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 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 (PUBLIC HEARING):
 - *1. BA10-011 7543 East Dewan Circle (Council District 6) – Requesting a variance to allow an addition to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00053)

Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions

2. BA10-012 1 to 270 West Main Street (Council District 4) – Requesting a Special Use Permit to allow a Special Event to exceed the number of events allowed in a calendar year in the TCC zoning district. (PLN2010-00057)
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
- *3. BA10-014 2343 West Main Street (Council District 3) – Requesting a variance to allow a fence to exceed the height allowed within the front setback in the R-3 zoning district. (PLN2010-00061)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
- *4. BA10-015 616 North Mountain Road (Council District 5) – Requesting Special Use Permit to allow a commercial communication tower to be placed in the R1-43 zoning district. (PLN2010-00059)
- Staff Planner: Tim Lillo
Staff recommendation: Approval with conditions
- *5. BA10-016 309 South Windsor (Council District 2) – Requesting a variance to allow an addition to encroach into the required side yard in the R-4 zoning district. (PLN2010-00070)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
- *6. BA10-017 29 East Broadway Road (Council District 4) – Requesting a Special Use Permit to allow vehicle sales in the TCB-2 zoning district. (PLN2010-00073)
- Staff Planner: Tom Ellsworth
Staff recommendation: Approval with conditions
- *7. BA10-018 722 East 1st Avenue (Council District 4) – Requesting a variance to allow an addition to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00075)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
- *8. BA10-019 2059 East Brown Road (Council District 2) – Requesting a Minor Modification of a Planned Area Development (PAD) to allow the adjustment of an approved landscape plan in the R1-6-PAD zoning district. (PLN2010-00076)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions

9. BA10-013 256 East Broadway Road (Council District 4) – Requesting a Special Use Permit to allow auto repair and vehicle sales in the TCB-2 zoning district. (PLN2010-00058)

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions of the auto repair use
Denial of the vehicle sales use

10. BA10-010 119 West 3rd Place (Council District 4) – Appeal of Zoning Administrator Hearing Officer decision regarding a variance request to allow a garage addition to encroach into a required side yard in the TCR-1-HP zoning district. (PLN2009-00200)

Staff Planner: Wahid Alam

Staff recommendation: Denial

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.