Board of Adjustment

Agenda

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE – Vice-Chair
TYLER STRADLING
DANETTE HARRIS
GREG HITCHENS
DIANNE von BORSTEL
CAMERON JONES

May, 8th 2012
City Council Chambers
57 East First Street
Results

4:30 p.m. STUDY SESSION

A. Zoning Administrator's Report
   1. Update on Sign Code
   2. Update on Form-Based Code
   3. Recycling facilities in downtown area

B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

A. CONSIDER MINUTES FROM THE April 10th, 2012 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. BA12-015 1524 East University Drive (District 4) – Requesting: 1) a Substantial Conformance Improvement Permit to allow the expansion of an existing restaurant; and 2) a Variance to allow a sign to exceed the maximum height allowed, both in the LC zoning district. (PLN2012-00094)

Staff Planner: Angelica Guevara
Staff Recommendation: Approval with conditions
Board Decision: Approved with conditions

2. BA12-016 51 East Main Street (District 4) – Requesting a Special Use Permit for a Comprehensive Sign Plan in the DC zoning district. (PLN2012-00142)

Staff Planner: Angelica Guevara
Staff Recommendation: Continued to the June 12th, 2012 meeting
Board decision: Continued to the June 12th, 2012 meeting

3. BA12-017 101 North 38th Street (District 2) – Requesting a Variance to allow a fence to exceed the maximum height allowed in the side yard in the RM-4 zoning district. (PLN2012-00130)

Staff Planner: Lesley Davis
Staff Recommendation: Continued to the June 12th, 2012 meeting
Board decision: Continued to the June 12th, 2012 meeting

4. BA12-018 922 North Gilbert Road (District 1) – Requesting: 1) a Special Use Permit to allow outdoor activities; and 2) a Special Use Permit to allow off-site parking, both to allow a reception center in the OC zoning district. (PLN2012-00134)

Staff Planner: Lesley Davis
Staff Recommendation: Continued to the June 12th, 2012 meeting
Board decision: Continued to the June 12th, 2012 meeting

5. BA12-019 1648 East Main Street (District 4) – Requesting a Development Incentive Permit to allow the redevelopment of a vehicle sales lot in the GC zoning district. (PLN2012-00143)

Staff Planner: Lesley Davis
Staff Recommendation: Continued to the June 12th, 2012 meeting
Board decision: Continued to the June 12th, 2012 meeting

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.