



# Board of Adjustment

## Agenda

DANETTE HARRIS- Chair	CAMERON JONES
CHANEL FITCH-KIRKPATRICK- Vice-Chair	GREG HITCHENS
TYLER STRADLING	WADE SWANSON

December 11<sup>th</sup>, 2012  
City Council Chambers- Lower Level  
57 East First Street

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

- A. Zoning Administrator's Report
  - 1. Sign Code update
  - 2. Update for the Board on BA12-040-705 S. El Dorado (SUP for livestock)
- B. Discussion of items listed on the Public Hearing Agenda

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

- A. CONSIDER MINUTES FROM THE NOVEMBER 13<sup>th</sup>, 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.

#### CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- 1. BA12-049 840 West Inglewood Street (District 1) – Requesting a variance to allow an existing addition to encroach into the required side and rear yard in the RS-9 zoning district. (PLN2012-00398)  
  
Staff Planner: Angelica Guevara  
Staff Recommendation: Denial
- 2. BA12-052 3832 and 3838 East Alder Avenue (District 2) - Requesting a Special Use Permit to allow a recreational vehicle (RV) to be used as a caretaker's unit in the RS-6 zoning district. (PLN2012-00399)  
  
Staff Planner: Jeff McVay  
Staff Recommendation: Denial

3. BA12-053 146 West Baseline Road (District 3) - Requesting a Variance to allow a reduction to the width of the required landscape yard in the LI-CUP zoning district. (PLN2012-00413)
- Staff Planner: Wahid Alam  
Staff Recommendation: Denial
4. BA12-054 2136 East Baseline Road (District 3) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. (PLN2012-00386).
- Staff Planner: Jeff McVay  
Staff Recommendation: Approval with Conditions
- \*5. BA12-055 1945 South Stapley Drive (District 3)- Requesting a Substantial Conformance Improvement Permit to allow the development of a drive-thru restaurant in the LI zoning district. (PLN2012-00270)
- Staff Planner: Wahid Alam  
Staff Recommendation: Approval with Conditions
6. BA12-057 2605 North Power Road (District 5) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the LC zoning district. (PLN2012-00445)
- Staff Planner: Jeff McVay  
Staff Recommendation: Approval with Conditions
- \*7. BA12-058 1832 West 3<sup>RD</sup> Place (District 3) - Requesting a Variance to allow a detached accessory structure to encroach into the required side yard in the RS-6 zoning district. (PLN2012-00449)
- Staff Planner: Angelica Guevara  
Staff Recommendation: Approval with Conditions
- \*8. BA12-059 2603 North Horne (District 1) - Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing church in the RS-43 zoning district (PLN2012-00453)
- Staff Planner: Wahid Alam  
Staff Recommendation: Approval with Conditions
- \*9. BA12-060 6315 East Auto Park Drive (District 6) - Requesting a Special Use Permit for a modification of a Comprehensive Sign Plan in the LI-PAD zoning district. (PLN2012-00454)
- Staff Planner: Jeff McVay  
Staff Recommendation: Approval with Conditions
- \*10. BA12-061 245 West 2<sup>nd</sup> Street (District 4) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the DB-1 zoning district. (PLN2012-00464)
- Staff Planner: Angelica Guevara  
Staff Recommendation: Approval with Conditions

C. OTHER BUSINESS:

D. ITEMS FROM CITIZENS PRESENT.

