

## **Board of Adjustment**

# **Agenda**

CRAIG BOSWELL  
GARRET MCCRAY  
DIANNE von BORSTEL  
ROXANNE PIERSON

MIKE CLEMENT  
RANDY CARTER  
DINA HIGGINS

July 11, 2006  
City Plaza, Rooms 170 East and West  
20 E Main St.

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

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

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

- A. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN.
- B. CONSIDER MINUTES FROM THE JUNE 13, 2006 MEETING.
- C. 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.
- D. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- \*1.BA06-025      660 East University Drive (Council District 1) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the conversion of an existing single residence into a day care center in the R-4 zoning district. **The applicant is requesting that this case be tabled.**
- \*2. BA06-027      2737 South Ellsworth Road (Council District 6) – Requesting: 1) a Special Use Permit; and 2) a Substantial Conformance Improvement Permit (SCIP) both in conjunction with the redevelopment of an automobile service station and carwash in the C-2-DMP
3. BA06-029      2160 North Power Road (Council District 5) – Requesting a Special Use Permit to allow a commercial communication tower in the R1-9 zoning district.
4. BA06-032      2154 East Fountain Street (Council District 2) – Requesting a variance to allow a carport to encroach into the required side and rear yard.

5. BA06-033 2332 East Alpine Avenue (Council District 2) – Requesting a variance to allow a detached accessory building to exceed the maximum height permitted in the R1-6 zoning district.
- \*6. BA06-034 3762 East Dragoon Avenue (Council District 2) – Requesting 1) an interpretation of the legal lot frontage; and 2) a variance to allow a fence to exceed the maximum height allowed in the front yard in the R1-9 zoning district.
7. BA06-035 8701 East Brown Road (Council District 5) – Requesting a Special Use Permit to allow a Commercial Communication Tower in the R1-43 zoning district.
- \*8. BA06-036 1240 West Southern Avenue (Council District 3) – Requesting a Special Use Permit for modification of a Comprehensive Sign Plan in the C-2 zoning district.

D. ITEMS FROM CITIZENS PRESENT.