

## **Board of Adjustment**

# **Agenda**

DAVID SHUFF, CHAIR	
GREG LAMBRIGHT, VICE CHAIR	MIKE CLEMENT
DIANNE von BORSTEL	RANDY CARTER
ROXANNE PIERSON	DINA HIGGINS

**September 13, 2005**  
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 August 9, 2005 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. BA05-030 1550 North 40<sup>th</sup> Street #8 (Council District 5) – Requesting variances to allow: 1) a detached garage to exceed the maximum height permitted, and 2) the total roof area to exceed the maximum lot coverage permitted in the R1-35 district. **This case was continued from the August 9, 2005 meeting.**
- \*2. BA05-032 1520 South Sossaman Road (Council District 6) – Requesting a special use permit for a comprehensive sign plan in the M-1-PAD district. **The applicant has requested a 90 day continuance.**
3. BA05-035 1766 and 1857 South Signal Butte Road (Council District 6) – Requesting a Special Use Permit for a Comprehensive Sign Plan for the Superstition Gateway shopping center in the C-2 district.
4. BA05-036 9133 East Baseline Road (Council District 6) – Requesting a variance to allow the encroachment of parking spaces and a commercial building into the required street side landscape setback, in conjunction with the development for a commercial pad site in the C-2 district.

5. BA05-037 1465 South Clearview (Council District 6) – Requesting variances to allow: 1) deletion of required landscaping adjacent to a freeway; 2) parking spaces to encroach into a required side yard; 3) a reduction in the depth of a foundation base for the public access side of a building adjacent to a parking space; 4) a reduction in the width of the street side landscape areas; and 5) a reduction in the minimum ratio of landscape islands to parking spaces; all in conjunction with the development of an office – warehouse building in the M-1-DMP zoning district.
- \*6. BA05-038 1030 East Dolphin Avenue (Council District 4) – Requesting a variance to allow a detached accessory building to encroach into the required side yard in the R1-6 district.
- \*7. BA05-039 905 North Country Club Drive (Council District 4) – Requesting a Substantial Conformance Improvement Permit to allow the development of an office building in the O-S district. **Staff is recommending a 90 day continuance to allow the applicant to provide additional information.**

D. ITEMS FROM CITIZENS PRESENT.