

# Board of Adjustments



## Agenda

MIKE CLEMENT, CHAIR	
DIANNE von BORSTEL, VICE CHAIR GARRET MCCRAY MIKE GARCIA	SCOTT THOMAS TERRY WORCESTER VACANT

January 8, 2008  
City Council Chambers, Lower Level  
57 East First Street

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

- A. Discussion of cases listed on Public Hearing Agenda
- B. Discussion of possible revisions to Board of Adjustment By-laws
- C. Discussion of possible revision to staff report format and content
- D. Zoning Administrator update:

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

- A. CONSIDER MINUTES FROM THE DECEMBER 11, 2007 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 Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBIL HEARING):
  - \*1. BA07-047      1023 East Broadway Road (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow development of a daycare facility in the R-4 zoning district. **Staff is recommending a 30-day continuance of this request. This case was continued from the December 11, 2007 hearing.**
  - \*2. BA07-058      6807 East Broadway Road (Council District 6) – Requesting: 1) a Substantial Conformance Improvement Permit (SCIP); and 2) a Special Use Permit (SUP); both in conjunction with a carwash addition to and existing automobile service station in the C-2 zoning district. **The applicant has withdrawn this request.**

- \*3. BA07-066 6720 East Main Street (Council District 5) – Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing marine retail and service use in the C-2 zoning district. **Staff is recommending approval with conditions. This case was continued from the December 11, 2007 hearing.**
- \*4. BA08-001 2844 East McKellips Road (Council District 5) – Requesting: 1) a Development Incentive Permit (DIP); and 2) a Special Use Permit (SUP); both in conjunction with the development of a carwash in the C-2 zoning district. **Staff is recommending approval with conditions.**
- 5. BA08-002 1332 North 67<sup>th</sup> Street (Council District 5) – Requesting a variances to allow: 1) a detached accessory building that exceeds the maximum height permitted; and 2) total roof area of detached accessory buildings in excess of 50% of the roof area of the primary dwelling; both in the R1-9 zoning district. **Staff is recommending denial of this request.**
- 6. BA08-003 1129 East Sorenson Street (Council District 1) – Requesting a Special Use Permit (SUP) to allow livestock in excess of the maximum number permitted in the R1-43 zoning district. **Staff is recommending approval with conditions.**
- \*7. BA08-004 500 West Southern Avenue (Council District 3) – Requesting a Special Use Permit (SUP) to allow the modification of a Comprehensive Sign Plan in the C-2 zoning district. **Staff is recommending approval with conditions.**
- \*8. BA08-005 715 North Country Club Drive (Council District 4) – Requesting a Development Incentive Permit (DIP) to allow development of a multiple resident complex in the R-4 zoning district. **Staff is recommending approval with conditions.**
- 9. BA08-006 1928 East Intrepid Avenue (Council District 4) – Requesting a variance to allow required parking within the required front yard in the R-2-PAD zoning district. **Staff is recommending denial of this request.**
- 10. BA08-007 3021 East Laurel Street (Council District 5) – Requesting a variance to allow a carport addition to encroach into the required side yard in the R1-9 zoning district. **Staff is recommending denial of this request.**
- 11. BA08-008 551 South Spur (Council District 4) – Requesting a variance to allow a detached accessory building to exceed the maximum height permitted in the R1-6 zoning district. **Staff is recommending denial of this request.**

D. ITEMS FROM CITIZENS PRESENT.