

## **Board of Adjustment**

# **Agenda**

MIKE CLEMENT, VICE CHAIR DIANNE von BORSTEL TERRY WORCESTER	DINA HIGGINS, CHAIR	SCOTT THOMAS GARRET MCCRAY MIKE GARCIA
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July 10, 2007

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 [June 12, 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 the Consent Agenda and considered as a separate item following adoption of the Consent Agenda.

- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

1. BA07-013            3215 South Sossaman Road (Council District 6) - Requesting 1) variances to allow reductions in the landscape setbacks and landscape plantings along the north and east property lines; and 2) a Special Use Permit, both to allow the development of athletic facilities in conjunction with a place of worship in the AG zoning district.
2. BA07-019            1040 East Main Street (Council District 1) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a restaurant use in the C-3 zoning district.
- \*3. BA07-031            6548 East Bambi Drive (Council District 5) – Requesting: 1) a determination of the lot front; 2) a variance to allow the total roof area of multiple detached accessory buildings to exceed the maximum allowed; and 3) a variance to allow the height of a detached accessory building to exceed the maximum allowed; all in the R1-9 zoning district.
- \*4. BA07-032            1959 East Broadway Road (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing automobile repair garage into a retail convenience store in association with an automobile service station; in the C-2 zoning district.

- \*5. BA07-033            1155 South Higley Road (Council District 6) – Requesting: 1) a Substantial Conformance Improvement Permit (SCIP); and 2) a Special Use Permit (SUP); both to allow the development of a car wash addition to an existing automobile service station and convenience store in the C-2 zoning district.
- \*6. BA07-034            1551 East Lynwood Street (Council District 1) – Requesting a variance to allow a detached accessory building to exceed the maximum height permitted in the R1-15 zoning district. **The applicant has requested a continuance until August 14, 2007.**
- \*7. BA07-035            6915 East University Drive (Council District 5) – Requesting a Special Use Permit (SUP) to allow a manufactured home or recreational vehicle to be used as quarters for a night watchman in the C-2 zoning district. **The applicant has requested a continuance until August 14, 2007.**
- \*8. BA07-036            540 South 80<sup>th</sup> Street West (Council District 6) – Requesting a Special Use Permit (SUP) to allow co-location of a new commercial wireless communications facility on an existing Commercial Communication Tower in the R1-6-DMP-AS zoning district.
- \*9. BA07-037            726 East University Drive (Council District 1) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow redevelopment of a preschool/daycare use in the R-2 and R-4 zoning districts.
- \*10. BA07-038           1927 North Ashland Circle (Council District 1) – Requesting a variance to allow a single residence to encroach into the required side yard in the R1-6-BIZ zoning district. **The applicant has requested a continuance until August 14, 2007.**
11. BA07-039            6445 East Heather Drive (Council District 5) - Requesting a variance to allow a fence to exceed the maximum height permitted in the required front yard in the R1-9 zoning district.

D. ITEMS FROM CITIZENS PRESENT.