Board of Adjustments

Agenda

DINA HIGGINS, CHAIR

MIKE CLEMENT, VICE CHAIR
DIANNE von BORSTEL
TERRY WORCESTER

SCOTT THOMAS
GARRET MCCRAY
MIKE GARCIA

November 13, 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

B. Zoning Administrator update:
- Zoning Code Update
- Group Homes for the Handicapped
- Department of Commerce Boards & Commissions Conference

5:30 p.m. PUBLIC HEARING

A. CONSIDER MINUTES FROM THE OCTOBER 9, 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. BA07-017 — 1441 East Broadway Road (Council District 4) – Requesting a variance to allow two storage buildings to encroach into required landscape areas in the O-S zoning district. **The applicant has withdrawn this request.**

*2. BA07-040 — 1335 thru 1365 South Alma School Road (Council District 3) – Requesting a Special Use Permit to allow modification of a Comprehensive Sign Plan in the C-2 DMP zoning district. **Staff is recommending approval with conditions. This case was continued from the October 9, 2007 hearing.**

*3. BA07-042 2238 South Cottonwood (Council District 3) – Requesting a variance to allow a patio enclosure to encroach into the required rear setback in the R1-6 DMP zoning district. **The applicant has withdrawn this request.**

*4. BA07-044 59 South Horne Street (Council District 4) – Requesting a Substantial conformance Improvement Permit (SCIP) to allow development of a church auditorium in the C-2 and R-4 zoning districts**. Staff recommends a 30-day continuance to the December 11, 2007 hearing. This case was continued from the October 9, 2007 hearing.**

*5. BA07-045 1135 South Gilbert Road (Council District 2) – Requesting a special Use Permit (SUP) to allow modification of a comprehensive Sign Plan in the C-2 zoning district. **Staff is recommending approval with conditions. This case was continued from the October 9, 2007 hearing.**

*6. 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 to the December 11, 2007 hearing. This case was continued from the October 9, 2007 hearing.**

*7. BA07-055 751 East Lehi Road (Council District 1) – Requesting: 1) Interpretation of a corral fence; and 2) variances to allow a corral fence to exceed the maximum height and opacity permitted; both in the R1-43 zoning district. **Staff is recommending a 30-day continuance to the December 11, 2007 hearing. This case was continued from the October 9, 2007 hearing.**

*8. 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. **Staff is recommending a 30-day continuance to the December 11, 2007 hearing. This case was continued from the October 9, 2007 hearing.**

9. BA07-059 4528 East Halifax Street (Council District 5) – Requesting: 1) a variance to allow a detached accessory living quarters to encroach into the required rear setback; and 2) a Special Use Permit (SUP) to allow a detached accessory living quarters in the R1-9 zoning district. **Staff is recommending denial of this request.**

10. BA07-060 318 North Miller Street (Council District 1) – Requesting: 1) a variance to allow a detached accessory living quarters to encroach into the required rear setback; 2) a variance to allow a fence that exceeds the maximum height permitted within the required front setback; and 3) a Special Use Permit (SUP) to allow a detached accessory living quarters in the R1-9 zoning district. **Staff is recommending approval of the Special Use Permit request with conditions and denial of the variance request.**

*11. BA07-061 4575 East Virginia Street (Council District 5) – Requesting variances: 1) to allow vehicle storage to encroach into the required front, side, and rear building and landscaping setbacks; 2) to allow a fence to exceed the maximum height permitted in the required front setback; and 3) to allow the use of smaller than minimum landscape plant sizes; all in conjunction with the development of an interim RV and Boat storage lot in the M-1 zoning district. **Staff is recommending approval with conditions.**

12. BA07-062 2610 North Mesa Drive (Council District 1) – Requesting a variance to allow one existing land parcel to be split into two lots, both with less than the minimum width of street frontage required in the R1-43 zoning district. **Staff is recommending denial of this request.**

*13. BA07-063 148 South Nina Circle (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow an addition to an existing warehouse building in the M-2 zoning district. **Staff is recommending approval with conditions.**

*14. BA07-064 4505 East McKellips Road (Council District 5) – Requesting revision of a Special Use Permit to modify a Comprehensive Sign Plan in the C-2 zoning district. **Staff is recommending approval with conditions.**

D. ITEMS FROM CITIZENS PRESENT.