

Board of Adjustments



Agenda

MIKE CLEMENT, CHAIR

DIANNE von BORSTEL, VICE CHAIR
GARRET MCCRAY
LINDA SULLIVAN

SCOTT THOMAS
TERRY WORCESTER
GREG HITCHENS

June 10, 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. Zoning Administrator update:

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE MAY 13, 2008 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. 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 Planner: Jeffrey McVay
Staff recommendation: 90-day continuance
 - 2. BA08-022 1020 East Southern Avenue (Council District 4) – Requesting a Special Use Permit (SUP) to allow the development of a comprehensive sign plan in the C-2 zoning district.

Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions

- *3. BA08-026 727 West Broadway Road (Council District 4) – Requesting a Development Incentive Permit (DIP) to allow the development of an automobile dealership in the M-1 zoning district.
- Staff Planner: Brandice Elliott
Staff recommendation: Approval with conditions
4. BA08-027 841 East 8th Place (Council District 1) – Requesting a variance to allow a carport to encroach into the required sideyard setback in the R1-9 zoning district.
- Staff Planner: Brandice Elliott
Staff recommendation: Denial
5. BA08-032 2020 North Mesa Drive (Council District 1) – Appeal of Zoning Administrator Hearing Officer decision as it relates to a Development Incentive Permit (DIP) to allow development of an automotive service facility in the C-2 zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
- *8. BA08-033 857 North Dobson Road (Council District 1) – Requesting a modification of a Special Use Permit (SUP) for a comprehensive sign plan in conjunction with an existing commercial development in the C-2-PAD zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
9. BA08-034 1842 South Crismon Road (Council District 6) – Requesting a variance to allow the total number of attached signs and total aggregate attached sign area to exceed the maximum permitted in the C-2 zoning district.
- Staff Planner: Brandice Elliott
Staff recommendation: Denial
- *10. BA08-035 605 South Drew Street (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an office and storage facility in the M-2 zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions

D. ITEMS FROM CITIZENS PRESENT.