

## **Board of Adjustment**

# **Agenda**

JARED LANGKILDE, CHAIR	GREG LAMBRIGHT
ROXANNE PIERSON, VICE CHAIR	DAVID SHUFF
DIANNE von BORSTEL	MIKE CLEMENT
CARIE ALLEN	

MAY 10, 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 APRIL 12, 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. BA05-017 605 East McKellips Road – Requesting: 1) a Substantial Conformance Improvement Permit (SCIP); 2) a variance to allow vehicles to enter a public street in a backward motion; and 3) and to permit development on a lot without frontage on a fully dedicated public street, all in conjunction with the conversion of an existing residential building into a beauty salon in the C-2 district.
  - \*2. BA05-018 1245 South Ellsworth Road (tentative address) (Council District 6) – Requesting: 1) a Special Use Permit for a garden center accessory to the primary use; 2) a variance to allow a foundation base with less than the required depth; and 3) a variance to allow a drive aisle to encroach into the required rear yard setback in the C-2 district.
  3. BA05-019 1251 East Vine (Council District 4) – Requesting a variance to allow parking spaces to encroach into the required front yard setback in the R1-6 district.

- \*4. BA05-020 711 South Macdonald (Council District 4) – Requesting a variance to allow a carport to encroach into the required side yard setback in the R-2 district.
- \*5. BA05-021 640 West McKellips Road (Council District 1) – Requesting a Special Use Permit to allow a recreational vehicle to be used as a night-watchman’s quarters in the M-1 district.
- \*6. BA05-022 602 South Horne (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing triplex in the R-2 district.
- \*7. BA05-023 702 South Grand (Council District 4) – Requesting variances to reduce the required rear and side yard setbacks in conjunction with the construction of a duplex in the R-2 district.
- 8. BA05-024 2437 East Florian Avenue (Council District 2) – Requesting a Special Use Permit to allow an accessory living quarters that is not directly accessible from the main dwelling in the R1-15 district.

D. ITEMS FROM CITIZENS PRESENT.

JOHN S. GENDRON