



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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August 14, 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. ELECTION OF CHAIR AND VICE-CHAIR
- B. CONSIDER MINUTES FROM THE July 10, 2007 MEETING.
- C. 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.
- D. 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. **Staff is recommending denial of this case.**
2. 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. **Staff is recommending this case be continued to the September 11, 2007 hearing.**
3. 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. **Staff is recommending denial of this case.**

4. 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. **Staff is recommending this case be continued to the September 11, 2007 hearing.**
5. 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. **Applicant is withdrawing this case.**
- *6. 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.**
- *7. BA07-041 4365 North Power Road (Council District 5) – Requesting a Special Use Permit to allow development of a Commercial Communication Tower (35-foot faux saguaro) in the R1-90-DMP zoning district. **Staff is recommending approval with conditions.**
8. 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. **Staff is recommending denial of this case.**
9. BA07-043 1662 East Hope Street (Council District 1) – Requesting a variance to allow a garage addition to encroach into the required side setback in the R1-9 zoning district. **Staff is recommending denial of this case.**
10. 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 is recommending denial of this case.**

E. ITEMS FROM CITIZENS PRESENT.