



## CITY BOARD OF ADJUSTMENT AGENDA

210 N. 27<sup>th</sup> Street, 2<sup>nd</sup> Floor City Council Chambers  
Thursday, November 6, 2008 at 6:00 p.m.

### NOTICE TO THE PUBLIC

#### **Public Comment:**

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Board of Adjustment during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

- I. **Call the meeting to order.**
- II. **Introduction of City Board of Adjustment Members and Planning Department Staff.**
- III. **Public Comment:**
- IV. **Approval of Minutes:**  
Of the meeting of October 1, 2008
- V. **Regular Business:**
  - A. Opening of public hearings.
  - B. Reading of rules for the procedure by which the public hearings will be conducted.
  - C. Reading of notices of the public hearings on the following items:

#### **Public Hearing:**

**Return Item # 1: City Variance #1035 – 3014 Shady Lane** - A variance from BMCC 27-308 requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 50%; from BMCC 27-308 requiring a minimum front yard setback of 20 feet to allow a minimum front yard setback of 15 feet; and from BMCC 27-404 (a) and 27-404(b) requiring no alteration of a nonconforming structure unless it increases the conformity of the structure and allowing no remodeling or reconstruction of a nonconforming structure that exceeds 50% of a structure's replacement value to allow the reconstruction and expansion of an existing nonconforming structure on a 8,223 square foot parcel of land in a Residential 9,600 (R-96) zone, on Lot 5, Shady Lane Subdivision. Tax ID: A13881. Genia Demis, owner and Robert L. Stephens, agent.

**Item #2: City Variance #1038 – 42, 44, 48, and 50 Rhea Lane** – A variance from BMCC 27-308 requiring a minimum lot size of 12,000 square feet, for two single family homes on a single lot, to 10,519 square feet, in a Residential 6000 (R-60) zone. On Lots 9 and 10 of the Amended Plat of the east half of Lot 2, Flanagan Subdivision, Tax ID's: A06975, A06976. Darrell and Betty Frederick owners and agents.

- VI. **Other Business:**
- VII. **Announcements:**
- VIII. **Adjournment**