



CITY BOARD OF ADJUSTMENT AGENDA

210 N. 27th Street, 2nd Floor City Council Chambers
Wednesday January 7, 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 December 3, 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:

Item #1: City Variance #1040 – 1427 and 1429 Avenue C – A variance from BMCC 27-308 requiring a minimum lot area of 14,000 square feet for two duplex dwellings on a single lot, to allow a lot area of 10,500 square feet for two existing duplexes, in a Residential 6,000 (R-60) zone, on Lots 11-13, Block 6, Evergreen Subdivision. Tax ID: A06728. Darryl and Karen Scott, owners; Jeff Kanning of Collaborative Design and Marylou Affleck, agents.

Item #2 City Variance #1041 – 3 Alderson and 1308 Division Street – A variance from BMCC 27-308 requiring a minimum lot area of 12,000 square feet for two single-family dwellings on a single lot, to allow a lot area of 6,525 square feet for two existing single family dwellings; from BMCC 27-308 requiring a 10 foot minimum side adjacent to a street setback to allow a 9 foot side adjacent to street setback (Division Street); from BMCC 27-308 requiring a 5 foot minimum side yard setback to allow a 2 foot side yard setback; and from BMCC 27-602 requiring an 80 foot minimum setback to the centerline of a principal arterial street (Division Street) to allow a 44 foot setback to the centerline of Division Street in a Residential Multi-family-Restricted (RMF-R) zone, on Lots 1, Block 7; South 100 feet of Lots 1 & 2; South 100 feet of Lots 1 & 2, North 20 feet of the South 100 feet & the West 5 feet of the North 40 feet of Lot 3, the East 15 feet of the North 45 feet of Lot 4, Block 7. Tax ID: A17749. Gary Minert, owner and Leslie Atkins of Red Door Realty, LLC, agent.

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