



## CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 220 N 27<sup>th</sup> Street  
Wednesday, August 4, 2010 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 July 7, 2010
- V. **Disclosure of any Conflict of Interest** – Board Members and Planning Staff
- VI. **Disclosure of any Outside (Ex Parte) Communication**– Board Members and Planning Staff
  - a. The Ex Parte Communication Binder is available at the Sign-In and Agenda station
- 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:

**VI. Public Hearing City Variance #1073 – 712 Avenue B** – A request to reduce the required lot area for one (1) existing duplex and one (1) existing single family dwelling from 13,000 square feet to 5,767 square feet in a Residential 6,000 (R-60) zone, and a request to reduce the required side setback from 5 feet to 2 feet and the rear setback from 20 feet to 6 feet on Lot 43, less the west 6 feet of the south 48 feet and Lot 44, Block 1, Billings Heights Subdivision a 5,767 square foot parcel of land. No new construction is proposed. The variance would allow the owner to re-build one or both structures in the existing location on the lot if damaged or destroyed in the future. Tax ID A03035; Theresa Busch, owner and Eileen Shelton, agent.

#### **VII. Other Business/Announcements:**

#### **VIII. Adjournment**

\*Information on the preceding item(s) may be obtained at the Planning & Community Services Department, 4<sup>th</sup> Floor of the Parmly Library, 510 North Broadway or phone 247-8610. Anyone wishing to be heard on this matter may appear at this hearing.