



CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, September 1, 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 August 4, 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
The Ex Parte Communication Binder is available at the Sign-In and Agenda station
- VII. **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:

Item #1: (Return Item) - 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.

Item #2: City Variance #1074 – 302 Burlington - A request to reduce the required lot area for one (1) existing residence from 7,000 square feet to 4,500 square feet; to reduce the side setback for an existing detached garage from 3 feet to 0 feet; to increase the allowed lot coverage from 30% to 40%; and to allow a 5-foot projection in the 10-foot side adjacent to street setback where a 2-foot projection is allowed for the purpose of completing an open exterior deck on the east side of the dwelling on a 4,500 square foot parcel in a Residential 7,000 (R-70) zone on the North 90 feet of Lots 45 & 46, Block 24, West Side Subdivision. The variance would allow the owner to complete a deck project and allow rebuild of the home and garage as currently constructed. Tax ID A18157; Thomas and Ruth Kosche.

Item #3: City Variance #1075 – 2202 Locust Street – A request to increase the allowed lot coverage from 30% to 32% and to decrease the required side and rear setbacks for an existing detached garage from 3 feet to 0 feet to allow the renovation and addition to the existing garage in a Residential 9,600 zone (R-96) on a 6,000 square foot parcel Lot 5 of Block 6 Grandview Subdivision. Tax ID A08199; Michael Weinheimer and Robert MacGrady, owners.

Item #4: City Variance #1076 – 1204 & 1204 ½ Hawthorne Lane - A request to reduce the required lot area for two (2) single family dwellings from 14,000 square feet to 11,314 square feet for two (2) existing dwellings in a Residential 7,000 (R-70) zone on Lots 9 & 9A, Block 5 Fritz Subdivision. No new construction is proposed. The variance would allow the owner to re-build one or both structures on this parcel if damaged or destroyed in the future. Tax ID C00344; Erwin Heiser, owner.

Item #5: City Variance #1077 – 2024 9th Ave North – A request to reduce the required lot area for two (2) existing dwellings from 14,000 square feet to 12,000 square feet in a Residential 7,000 (R-70) zone on the North ½ and West ½ of Lot 24, Burnstead Subdivision. No new construction is proposed. The variance would allow the owner to re-build one or both structures on the lot if damaged or destroyed in the future. Tax ID D05837; Kilah Eldredge Brady.

VIII. Other Business/Announcements:

IX. Adjournment

*Information on the preceding item(s) may be obtained at the Planning & Community Services Department, 4th 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.