



CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, December 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 November 3, 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: City Variance #1081 – 1203 Cortez Avenue – A variance request from Section 27-310(i) requiring a 20 foot front setback for any accessory building entrance from a street to allow a 3.5 foot front setback for an existing accessory building in a Residential 7,000 (R-70) zone on Lot 1, Block 2, High Sierra Subdivision, 4th Filing located at 1203 Cortez Avenue a 8,976 square foot parcel land. Tax ID A32194, Jimmy and Angela Pippin, owners.

Item #2: City Variance #1082 – 3114 12th Avenue North - A variance request from Section 27-308 requiring a maximum lot coverage of 30% to allow a lot coverage of 31%; a variance request from Section 27-310(g) requiring a maximum projection for an open exterior deck of 2 feet into a side setback and 8 feet into a rear setback to allow a 3 foot project in to the required 5 foot side setback and a 15 foot projection into the required 20 foot rear setback to allow the re-construction of an existing nonconforming open exterior deck in a Residential 7,000 (R-70) zone on the East 65 feet of Lots 25-27, Block 11, North Elevation Subdivision, 1st Filing located at 3114 12th Avenue North a 4,875 square foot parcel of land. Tax ID A11711, Jeremiah and Catherine Young, owners and Tim Becker, agent.

Item #3: City Variance #1083 – 412 Hallowell Lane – A variance from 27-308 requiring 8,500 square feet of lot area for a 3-plex dwelling to allow 7,500 square feet for an existing legally nonconforming 3-plex dwelling in a proposed Residential 6,000 (R-60) zone on a 50 foot by 150 foot parcel in the north east corner of Lot 3 in the southeast quarter of Section 9, T1S, R26E located at 412 Hallowell Lane. No work is proposed on the structure however if approved, the variance would allow the owner to re-construct a 3-plex dwelling in the future if necessary. Tax ID D01626, Lean2 LLP, owner and Marshall Phil, Blueline Engineering, agent.

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.