



CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, May 4, 2011, 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 Wednesday, April 6, 2011
- 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 #1093 – 2323 Alderson Avenue – A variance from 27-308 & 27-309 requiring a minimum lot area of 10,000 square feet for an existing 4-plex multifamily dwelling to allow an 8,800 square foot lot area in a Residential 6,000 (R-60 – East 20 feet) zone and a Community Commercial (CC – West 40 feet) zone on the west 20 feet of Lot 3 and the East 40 feet of the south 150 feet of the north 300 feet of Lot 14, Arnold Subdivision 1st Filing. No construction is planned at this time, however if the dwelling were to be damaged or destroyed it could be re-built. Tax ID A02397; TEN X, LLC, owner and Mike Casey, agent.

Item #2: City Variance #1094 – 317 and 317 ½ Lewis Avenue – A variance from 27-308 requiring a minimum lot area of 14,000 square feet for two existing dwellings to allow a 7,000 square foot lot area; 27-308 requiring a 5 foot side setback to allow a 2.5 foot side setback; 27-308 requiring a 20 foot rear setback to allow a 17 foot rear setback; 27-308 requiring a maximum lot coverage of 30% to allow a lot coverage of 33% in a Residential 7,000 (R-70) zone on Lots 9 and 10, Block 24, Westside Subdivision. No construction is planned at this time, however if the dwelling(s) were to be damaged or destroyed they could be re-built. Tax ID A18136; Gregory and Rosemary Cook, owners.

Item #3: City Variance #1095 – 1441 Avenue F – A variance from 27-308 requiring a minimum lot area of 9,600 square feet for an existing duplex dwelling to allow an 8,120 square foot lot area in a Residential 7,000 (R-70) zone on Lots 21 and 22 and the west 8 feet & 4 inches of Lot 20, Block 11, Evergreen Subdivision, 2nd Filing. No construction is planned at this time, however if the dwelling were to be damaged or destroyed it could be re-built. Tax ID A06831; George and Sandra Sullins, owners and Western Security Bank, Jennifer Bien, agent.

Item #4: City Variance #1096 – 416 Terry Avenue – A variance from 27-308 requiring a minimum 5 foot side setback for a proposed attached carport to allow a 1 foot side setback in a Residential Multi-family-Restricted (RMF-R) zone on Lots 37 and 38, Block 9, Yellowstone Addition. Tax ID A19016; Sandra Bell, owner

Item #5: City Variance #1097 – 517 Shiloh Road – Faith Chapel – A variance from 27-1414(1) requiring a maximum sign area of 32 square feet for a “bulletin board” for a religious institution in the Shiloh Corridor Overlay District to allow a maximum sign area of 66 square feet; a maximum sign height of 6 feet to allow a maximum sign height of 13 feet; and requiring low intensity lighting to allow an internally illuminated sign and an electronic message display sign. A variance from 27-1415 requiring a maximum sign area for a church (semi-public use) of 16 square feet for a freestanding sign to allow a maximum sign area of 66 square feet; a maximum sign height of 6 feet to allow a sign height of 13 feet; and requiring low intensity lighting to allow an internally illuminated sign and an electronic message display. The property is Tract 1 of C/S 3106 and Tract 1 of C/S 3230, a 16.727 acre parcel in a Residential 9,600 (R-96) zone and Community Commercial (CC) zone; Tax IDs D00321 and D11776; International Church of the Foursquare, owner and Epcon Sign Group, Tony Thelen, agent.

VIII. Other Business/Announcements:

VIII. 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 657-8246. Anyone wishing to be heard on this matter may appear at this hearing.