



CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, August 3 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 July 6, 2011-Delayed
- 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 #1103 – 2215 Monad Road – A variance from 27-308 requiring a minimum lot area of 10,000 square feet for a 4-plex multifamily dwelling to allow a minimum lot area of 7,422 square feet for an existing 4-plex dwelling in a Residential Multi-family-Restricted (RMF-R) zone on a property described as Lot 22, Block 14, Central Heights Subdivision, 5th Filing, Tax ID A04870; Martha Gonzales, owner and Carey Chapman, agent.

Item #2: City Variance #1104 – 721 and 723 N 16th Street - A variance from 27-308 requiring a minimum lot area of 8,500 square feet for a 3-plex dwelling to allow a lot area of 7,000 square feet to the allow the addition of 1 dwelling unit to an existing duplex dwelling in a Residential 6,000 (R-60) zoning district on Lots 52 and 53, Block 1, North Park Subdivision, a 7,000 square foot parcel of land, Tax ID: A12035. Jonathan Kober, owner. A concurrent special review application has been filed with the Zoning Commission to allow the multi-family use.
- 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.