



CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, September 7, 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; August 3, 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 #1105 – 11 Custer Avenue – A variance from 27-308 requiring a minimum rear setback of 15 feet to allow a rear setback of 10 feet for an addition to an existing single family dwelling in a Community Commercial (CC) zone on a property described as Lots 5-9, Block 1, Suburban Subdivision, a 17,500 square foot parcel of land. Tax ID: A15707; Michael Heringer and Pam Allen Heringer, owners.

Item #2: City Variance #1106 – 5515 Rimrock Road - A variance from 27-310 requiring a maximum area for a detached accessory building be 1,500 square feet to allow the construction of a new accessory building of 2,500 square feet in a Residential 9,600 (R-96) zone on Tract 2, C/S 836, an 11 acre parcel of land. Tax ID: D04637. Hatzell Properties LLP, owner and Collaborative Design, agent.

Item #3: City Variance #1107 – Appeal of an Administrative Decision – Lamar, Inc. – An appeal of the administrative decision by the Zoning Coordinator to not allow the reconstruction of 2 billboard sign faces that were damaged in a storm. The sign structure is located on the east side of North 27th Street opposite the intersection with Rimrock Road and is zoned Public (P). The 1.594 acre parcel of land is described as Lot 1, Block 1, Heffner Subdivision, Tax ID: A08622A, and is owned by Myhre Advertising. Lamar, Inc appellant; Nicole Cromwell, Zoning Coordinator

- 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.