

SALT LAKE CITY BOARD OF ADJUSTMENT AMENDED AGENDA
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111

NOTICE IS HEREBY GIVEN that the Board of Adjustment on Zoning for Salt Lake City, Utah will meet **Monday, August 18, 2008 beginning at 5:45 p.m.** at the City & County Building, 451 South State Street, in Room 326, and consider the following appeals with respect to the enforcement of the Zoning Ordinance. IT IS HEREBY REQUIRED that each case up for hearing will be presented and argued before the Board of Adjustment either by the petitioner or by an authorized agent. If represented by an agent, the agent must have written authorization from the owner. All those in favor or in opposition to any of the applications will be given an opportunity to be heard at the meeting. The meeting will be electronically recorded and retained indefinitely.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend the meeting. Accommodations may include alternate formats, interpreters and other auxiliary aids. This is an accessible facility. For questions, requests or additional information, please contact the office of the Board of Adjustment at 535-7741; TDD 535-6220.

The Board of Adjustment will be dining at 5:00 p.m. in the 3rd Floor Break Room. This portion of the meeting is opened to the public for observation.

A field inspection of the properties is scheduled for August 11, 2008 beginning at 9:00 a.m. The field inspection may be cancelled if Board of Adjustment Members are not present.

Approval of the minutes for the meeting held July 21, 2008

Report by the Planning Director

Case 420-08-151 (Re-advertised) by Paul Svendsen at 970 East Second Avenue (100 North) requesting a variance to reduce the minimum required lot area and lot width in the SR-1A zoning district in Council District Three. (Section 21A.24.080(C)) (Staff – Katia Pace at 535-6354 or katia.pace@slcgov.com)

WITHDRAWN

Case 420-08-187 by the Greater Avenues Community Council at 633 East Fourth Avenue (200 North) for an appeal of an administrative decision holding that the condominium conversion is not a change of use as defined in the Salt Lake City Zoning Ordinance. The subject property is located in the SR-1A zoning district and the Historic Preservation Overlay District in Council District Three. (Sections 21A.16, 21A.56 and 21A.62.040) (Staff – Wayne Mills at 535-7282 or wayne.mills@slcgov.com)

UPHELD

Case 420-08-131 (Re-advertised) by Urban Renaissance Group at 739 West 800 South requesting variances to allow a proposed industrial/commercial building to be located zero feet from the front property line rather than 15 feet as required, to allow vehicle parking in the front yard area and to allow monument signs without the requisite minimum lot frontage of 100 feet in the M-1 zoning district in Council District Two. (Sections 21A.28.020, 21A.44.050 and 21A.46.100) (Staff – Casey Stewart at 535-6260 or casey.stewart@slcgov.com)

DENIED

Case 420-08-178 by Glenn and Marian Iwasaki at 1404 East 900 South requesting a special exception for a grade change exceeding two feet in the required side yard in the R-1/5000 zoning district in Council District Five. (Section 21A.36.020(B)) (Staff – Nick Britton at 535-6107 or nick.britton@slcgov.com)

GRANTED

Case 420-08-160 by Tessa Harris at 1255 East Colonial Place (620 South) requesting variances to legalize an addition to a legal noncompliant structure and to reduce the minimum required rear yard setback in the R-2 zoning district in Council District Four. (Section 21A.24.110(E)) (Staff – Katia Pace at 535-6354 or katia.pace@slcgov.com)

DENIED

Case 420-08-147 by The Kimball Time Share Resort at 150 North Main Street (110 – 0 West) requesting a variance to reduce the front and side yard setbacks for an accessory structure (carport) in the RMF-75 zoning district in Council District Three. (Sections 21A.24.150 and 21A.18.060) (Staff – Ray Milliner at 535-7645 or ray.milliner@slcgov.com)

DENIED

Case 420-08-174 by Ryan S. Henrie at 1992 South 200 East requesting a variance to reduce the front yard setback for an addition to an existing building in the RMF-75 zoning district in Council District Five. (Sections 21A.24.150 and 21A.18.060) (Staff – Ray Milliner at 535-7645 or ray.milliner@slcgov.com)

POSTPONED

Case 420-08-111 by Gerald H. Peterson at 2133 South 600 East requesting a special exception to exceed the maximum square footage allowed for a new accessory structure in the R-1/5000 zoning district in Council District Seven. (Section 21A.40.050(B)(2)) (Staff – Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com)

DENIED

Case 420-08-133 by Alex Hines at 2282 South Signal Point Circle (2845 East) requesting a special exception to allow a grade change four to six feet to accommodate a driveway and a patio, and to exceed the maximum building wall height for the construction of a single-family dwelling in the FR-3/12000 zoning district in Council District Seven. (21A.24.010Q2)(Staff – Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com)

GRANTED

Case 420-08-117 by Jeremy Wall at 1370 South 1900 East requesting a variance to exceed the minimum requirement for front yard parking in an R-1/7000 Zoning District in Council District Six. (Section 21A.44.050(B)) (Staff – Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com)

DENIED

Dated at Salt Lake City, Utah this 4th day of August 2008

Deborah Martin, Board of Adjustment Secretary

Visit the Planning and Zoning Enforcement Division website at www.slcgov.com/CED/planning.com for copies of Board of Adjustment agendas, staff reports and minutes. Staff Reports will be posted the Wednesday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Board of Adjustment.