

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, November 17, 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 Room 326. The Board will have their annual Open Meetings Act training during dinner. This portion of the meeting is opened to the public for observation.

A field inspection of the properties is scheduled for November 10, 2008 beginning at 9:00 a.m. The field inspection may be cancelled if Board of Adjustment Members are not present.

ADMINISTRATIVE SESSION

Approval of the minutes for the meeting held October 27, 2008

Report by the Planning Director

PUBLIC SESSION

PLNAPP2008-00193 (Re-advertised) by Bruce Baird for Ralph Smith Trucking at 1320 North Beck Street (450 – 940 West) appealing an administrative decision holding that the property does not enjoy a legal non-conforming use of a mining operation in the M-1 and OS zoning districts in Council District Three. (Sections 21A.16, 21A.56 and 21A.38.070) (Staff – Ray Milliner at 535-7645 or ray.milliner@slcgov.com)

POSTPONED

PLNAPP2008-00525 by James Jensen at 1046 East 100 South requesting a determination of non-conforming status for a medical office use in the R-2 and RMF-35 zoning districts in Council District Four. (Section 21A.38.070) (Staff – Ray Milliner at 535-7645 or ray.milliner@slcgov.com)

GRANTED non-conforming use

PLNBOA2008-00541 by Tobin and Melanie Cowley at 1860 East Harrison Avenue (1390 – 1365 South) requesting a variance to reduce the front yard setback in the R-1/7000 zoning district in Council District Six. (Section 21A.24.060) (Staff – Casey Stewart at 535-6260 or casey.stewart@slcgov.com)

POSTPONED

PLNBOA2008-00638 by Three Stooges LTD at 833 East 600 South requesting a special exception to legalize the second unit of a duplex located in the RMF-30 zoning district in Council District Four. (Sections 21A.52.060 and 21A.52.100(E)) (Staff – Nick Britton at 535-6107 or nick.britton@slcgov.com)

TABLED

PLNBOA2008-00627 by Bob Bolds at 569 East Second Avenue (100 North) appealing an administrative decision holding that the accessory structure may only be used for accessory/secondary purposes to the principle use located in the SR1-A zoning district in Council District Three. (Section 21A.16) (Staff – Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com)

UPHELD

PLNBOA2008-00566 by Eslie O. Barlow at 1354 South 1000 West requesting a special exception to exceed the wall height limit along the side property line in the R-1/7000 zoning district in Council District Two. (Section 21A.40.120(E)) (Staff – Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com)

DENIED

Dated at Salt Lake City, Utah this 3rd day of November 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.