

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, April 20, 2009 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 in accordance with City policies for records retention in effect from time to time.

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. This portion of the meeting is opened to the public for observation.

A field inspection of the properties is scheduled for Monday, April 13, 2009 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 March 16, 2009

Election of Board of Adjustment Chairperson and Vice Chairperson

Report by the Planning Director

Public Session

PLNBOA2009-00092 by Lawrence and Anna Okun at 910 South Park Row (1640 East) requesting a special exception to legalize the second unit of a duplex located in the R-1/5000 zoning district in Council District Six. (Sections 21A.52.060 and 21A.52.100(E)) (Staff – Casey Stewart at 535-6260 or casey.stewart@slcgov.com)

Approved with conditions

PLNBOA2008-00638 (Continued) 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)

Approved

PLNBOA2009-00110 by Sam Alexander at 924 East Third Avenue (150 North) requesting a variance to reduce the required rear and side yard setbacks in the SR-1A zoning district (21A.24.080) (Staff – Katia Pace at 535-6354 or katia.pace@slcgov.com)

Tabled

PLNAPP2009-00304 by Great Basin Engineering, represented by Jake Tate, at 1727 South Major Street (50 East) appealing an administrative decision holding that a pet crematory is not an allowed use in the CC zoning district in Council District Five. (Sections 21A.112.050, 21A.26.080 and 21A.62) (Staff – Nick Norris at 535-6173 or nick.norris@slcgov.com)

Upheld

PLNBOA2009-00379 by Gary Russon for Russon Brothers Funeral Directors at 255 South 200 East requesting a determination whether a cremator (retort) is an expansion of a non-conforming funeral home or an accessory use to a funeral home located in the D-1 zoning district in Council District Four. (Sections 21A.06.040(B) and 21A.38.080) (Staff – Joel Paterson at (801) 535-6141 or joel.paterson@slcgov.com)

Denied

PLNBOA2009-00344 by Alex Hines at 2282 South Signal Point Circle (2845 East) requesting a special exception to allow a grade change to accommodate a driveway 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.24.01002)(Staff – Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com)

Approved

PLNBOA2008-00566 (Reopened) by Eslye 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)

Approved

Deborah Martin, Board of Adjustment Secretary