

SALT LAKE CITY BOARD OF ADJUSTMENT
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, July 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 the recordings will be retained in accordance with City policies for records retention currently in effect.

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

A field inspection of the properties is scheduled for Monday, July 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 June 15, 2009

Report by the Planning Director

Public Session

PLNBOA2009-00662 by Roger Jackson at 1542 East Harrison Avenue (1380 – 1390 South) requesting a special exception for increased exterior wall height for a proposed single-family residential expansion in the R-1/5000 zoning district in Council District Five. (Section 21A.24.070) (Staff – Casey Stewart at 535-6260 or casey.stewart@slcgov.com)

PLNBOA2009-00592 by Patrick Lawrence at 1130 East 300 South requesting a special exception for a detached garage that would exceed the maximum square footage and building height for accessory structures located in the R-2 zoning district in Council District Four. (Section 21A.40.050) (Staff – Nick Norris at 801-535-6173 or nick.norris@slcgov.com).

PLNAPP2008-00916 by Reagan Outdoor Advertising at 243 West 600 South appealing an administrative decision denying a request to increase the height of a billboard sign in the D-2 zoning district in Council District Four. (Section 21A.46.160) (Staff – Nick Norris at 535-6173 or nick.norris@slcgov.com)

PLNAPP2008-00193 (Continued) by Ralph Smith Trucking, represented by Bruce Baird (Attorney), 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)

PLNBOA2009-00707 by Kim Hyatt representing Ferris Keller at 318 North Center Street (0-180 West) requesting a variance to reduce the required rear yard setback in the SR-1A zoning district Council District Three. (Section 21A.24.080) (Staff – Ray Milliner at (801)535-7645 or ray.milliner@slcgov.com).

PLNBOA2009-00629 by ICO Construction representing Riverwood Cove Apartments at 1685 West Northwood Avenue (610 North) requesting a special exception to construct an ADA accessible ramp in the required side yard in the RMF-35 zoning district in Council District One. (Staff – Ana Valdemoros at 801-535-7236 or ana.valdemoros@slcgov.com)

PLNBOA2008-00906 by John Horne at 238 South 1100 East requesting a special exception to legalize a duplex in an existing structure in the R-2 zoning district in Council District Four. (Staff – Ana Valdemoros at 801-535-7236 or ana.valdemoros@slcgov.com)

Dated at Salt Lake City, Utah this 6th day of July 2009

Deborah Martin, Board of Adjustment Secretary

Visit the Planning 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. The Notice of Decision will be posted on the Planning Division webpage the following day of the meeting.