

# NOTICE OF DECISION

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, January 26, 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 3<sup>rd</sup> Floor Break Room. This portion of the meeting is opened to the public for observation.

A field inspection of the properties is scheduled for Tuesday, January 20, 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 December 15, 2008

Report by the Planning Director

## Public Session

PLNBOA2008-00736 (Re-advertised) by Jeffrey and Kelly Stevens at 519 East Fourth Avenue (200 North) requesting a special exception to legalize a third unit of a duplex located in the SR-1A zoning district in Council District Three. (Sections 21A.52.060 and 21A.52.100(E)) (Staff – Bill Peperone at 535-7214 or [bill.peperone@slcgov.com](mailto:bill.peperone@slcgov.com))

**DENIED**

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PLNBOA2008-00951 by Ray Thomason, represented by Bruce Baird (Attorney), at 1353 East Arlington Drive (220 – 200 North) requesting a special exception for an in-line addition and a variance to encroach into a required yard area in the R-1/7000 zoning district in Council District Three. (Section 24A.24.060) (Staff – Bill Peperone at 535-7214 or [bill.peperone@slcgov.com](mailto:bill.peperone@slcgov.com))

**POSTPONED**

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PLNAPP2008-00193 (Re-advertised) 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](mailto:ray.milliner@slcgov.com))

**TABLED**

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PLNBOA2008-00657 by Roger M. Jacobsen at 623 North Wall Street (1 – 300 West) requesting a variance to reduce the minimum side yard setback on the south side of the lot to accommodate a new garage in the SR-1A zoning district in Council District Three. (Section 21A.24.080(C)) (Staff – Ray Milliner at 535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com))

**GRANTED**

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PLNBOA2008-00541 (Re-advertised) 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](mailto:casey.stewart@slcgov.com))

**POSTPONED**

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PLNBOA2008-00691 by Rick Oliver at 1411 East Laird Circle (1210 – 1185 South) requesting a variance to allow a new detached accessory/garage building to be located in the side yard rather than the rear yard as required in the R-1/7000 zoning district and Yalecrest Overlay district in Council District Five. (Sections 21A.24.060) (Staff – Casey Stewart at 535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com))

**DENIED**

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PLNBOA2008-00853 by Kirk Simon, represented by Kenneth Wheadon (architect), at 1184 South 1500 East requesting variances for increased exterior wall height in a side yard and allowable building coverage as part of a proposed residential duplex expansion in the R-1/7000 zoning district and Yalecrest Overlay district in Council District Five. (Sections 21A.24.060 & 21A.34.120) (Staff – Casey Stewart at 535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com))

**WALL HEIGHT – DENIED**

**BUILDING COVERAGE - GRANTED**

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Dated at Salt Lake City, Utah this 12<sup>th</sup> day of January 2009

Deborah Martin, Board of Adjustment Secretary

Visit the Planning Division website at [www.slcgov.com/CED/planning.com](http://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.