

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, March 16, 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 Room 126. This portion of the meeting is opened to the public for observation.

A field inspection of the properties is scheduled for Monday, March 9, 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 February 23, 2009
- Election of Board of Adjustment Chairperson and Vice Chairperson
- Report by the Planning Director

Request by Mark Maxfield to reopen PLNBOA2008-00730 at 502 South 1200 East requesting a special exception to legalize a triplex in the RMF-30 zoning district in Council district Four. The request was denied by the Board of Adjustment on December 15, 2008. (Staff – Nick Britton at 535-6107 or nick.britton@slcgov.com)

Request by Eslie O. Barlow to reopen PLNBOA2008-00566 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. The request was denied by the Board of Adjustment on November 17, 2008. (Staff – Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com)

Public Session

PLNBOA2009-00095 by Barbara Brisco at 704 East 900 South requesting a special exception for a conditional home occupation for a life coaching business in the RMF-30 Zoning District in Council District Five. (Section 21A.36.030(B), 21A.52.030)(Staff – Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com)

APPROVED

PLNBOA2008-00728 (Re-advertised) by Daniel and Eileen Waters at 626 South 1000 East requesting a special exception to legalize a triplex in the R-2 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

PLNBOA2008-00638 (Re-advertised) 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

PLNAPP2009-00072 by Darin Orton at 613 East 400 South for an appeal of an administrative decision holding that the cross access easement was not a condition of approval for the planned development in the Community Shopping (CS) District in Council District Four. (Sections 21A.060.0401 and 21.16) (Staff – Kevin LoPiccolo at 535-6003 or kevin.lopiccolo@slcgov.com)

UPHELD

Case PLNBOA2009-00109 by Ted and Susan Stanley at 589 North Capitol Park Avenue (295 – 320 East) requesting a special exception to approve a six-foot fence in the front yard in the FR-3 Zoning District in Council District Three. (Section 21A.52.100 & Section 21A.24.010 (Staff – Katia Pace at 535-6354 or katia.pace@slcgov.com)

WITHDRAWN

PLNBOA2008-00951(Re-advertised) 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. (Sections 24A.24.060 and 21.A52.100) (Staff – Bill Peperone at 535-7214 or bill.peperone@slcgov.com)

POSTPONED

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)

CONTINUED

Dated at Salt Lake City, Utah this 2nd day of March 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.