



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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**BOARD OF ADJUSTMENT
MINUTES
March 12, 2020**

MEMBERS PRESENT:

Hannah Cicioni
Hunter Fry
Mandel Samuels
Roger Clark
Andrew Curry

OTHERS ATTENDING:

Chris Robinson, Planner I
Gloria Garcia, Planning Technician

Hannah Cicioni called the meeting to order at 4:00 pm.

NEW BUSINESS

20-06: A request by Roger Young for a variance to allow additional height for an accessory structure at 832 E. Hilltop Drive in the City's R-SF (Residential Single-Family) zoning district.

Nick Morton represented the request. Staff stated that the applicant is requesting an increase in the allowable accessory building height from 16' to 20' for the applicant to park an RV. Staff recommends considering the request as long as the accessory structure height does not exceed the primary structure height.

Cicioni opened the public hearing. There were no public comments and the public hearing was closed.

Morton verified that the accessory structure would be shorter than the existing house.

Motion by Curry to approve the request to increase the allowable accessory structure from 16' to 20'. Second by Fry.

Voice vote: Unanimous **Motion carried**

APPROVED

20-07: A request by Vinson Square to for a variance to allow a monument sign at 210-216 E. Chestnut Street in the City's COR (Core Mixed Use)

Cicioni stated that due to a lack of full quorum they will not be able to hear this request.

Motion by Fry to table the request.

Voice vote: Unanimous **Motion carried**

TABLED

20-03: A request by Animal Medical Center for a variance to allow additional sign area at 1203 S. 43rd Street in the City's R-O (Residential Office) zoning district.

Hunter Haynes, Matt Reese and Josh O'Neal represented the request. Staff stated that due to the site being in the R-O zoning district, the applicant is allowed one wall sign per public entrance at a maximum of 30 square feet. The applicant is requesting 13.16-sf of additional sign area which would bring the total sign area to 43.16-sf. Staff believes adjustments to the proposed sign could meet the 30-sf maximum and states that they could have additional visibility with a monument that is allowed by right at 6' in height and 48-sf in total sign area. Staff recommends denial of the proposed sign due to a lack of site specific hardship.

Matt Reese and Hunter Haynes explained their reasons for the variance request.

Cicioni opened the public hearing. There were no public comments and the public hearing was closed.

Motion by Clark to deny the request as presented. Second by Curry.

Voice vote: Unanimous **Motion carried**

DENIED

Previous minutes: February 27, 2020

Clark motioned to approve the minutes from February 27, 2020. Second by Curry. Voice vote: (unanimous). Motion carried. **APPROVED.**

Meeting adjourned at 4:30 pm.

Roger Clark, Board of Adjustment Secretary