

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 23, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

VAR-22924 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES VILLELLA - Request for a Variance TO ALLOW A 43-FOOT REAR YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 480 SQUARE FOOT ADDITION on 0.77 acres at 7413 Oak Grove Avenue (APN 143-93-216-067), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

2

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTS:

1. Location and Aerial Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support postcards
7. Submitted after final agenda - Protest letter with photographs
8. Submitted at meeting - Parcel map, conditions letter and no opposition petitions (3) submitted by Greg Borgel

Motion made by STEPHEN EVANS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, DAVID STEINMAN, STEPHEN EVANS, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated the request is a self-imposed hardship and recommended denial.

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GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant and submitted an approval letter from the applicant's homeowners' association and approval letters from the affected neighbors. He noted that other neighboring properties had existing expansions or separate structures that were much larger than the applicant's modest request. MR. BORGEL also pointed out the unique shape of the lot and explained the expansion was needed for an elderly relative.

In response to CHAIRMAN DAVENPORT'S request for clarification, MR. BORGEL pointed out the adjacent property owners who had submitted approval letters. He explained a letter had not been submitted by the eastern property owner because that property would not be affected.

COMMISSIONER EVANS expressed his support, stating the request meets the criteria for granting the variance.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

