

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

VAR-23125 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRIAN HESS -

Request for a Variance TO ALLOW A PROPOSED 5-FOOT HIGH ACCESSORY STRUCTURE, CLASS II (WORKSHOP) WHERE 3 FEET IS THE MAXIMUM ALLOWABLE HEIGHT AND TO ALLOW A 1,290 SQUARE FOOT ACCESSORY STRUCTURE WHERE 742 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 0.46 acres at 4100 Roxanne Drive (APN 138-02-813-010), R-1 (Residential Estates) Zone, Ward 6 (Rosa)

C.C.: 09/19/07

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

Planning Commission Mtg.

4

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda Protest letter and support postcards

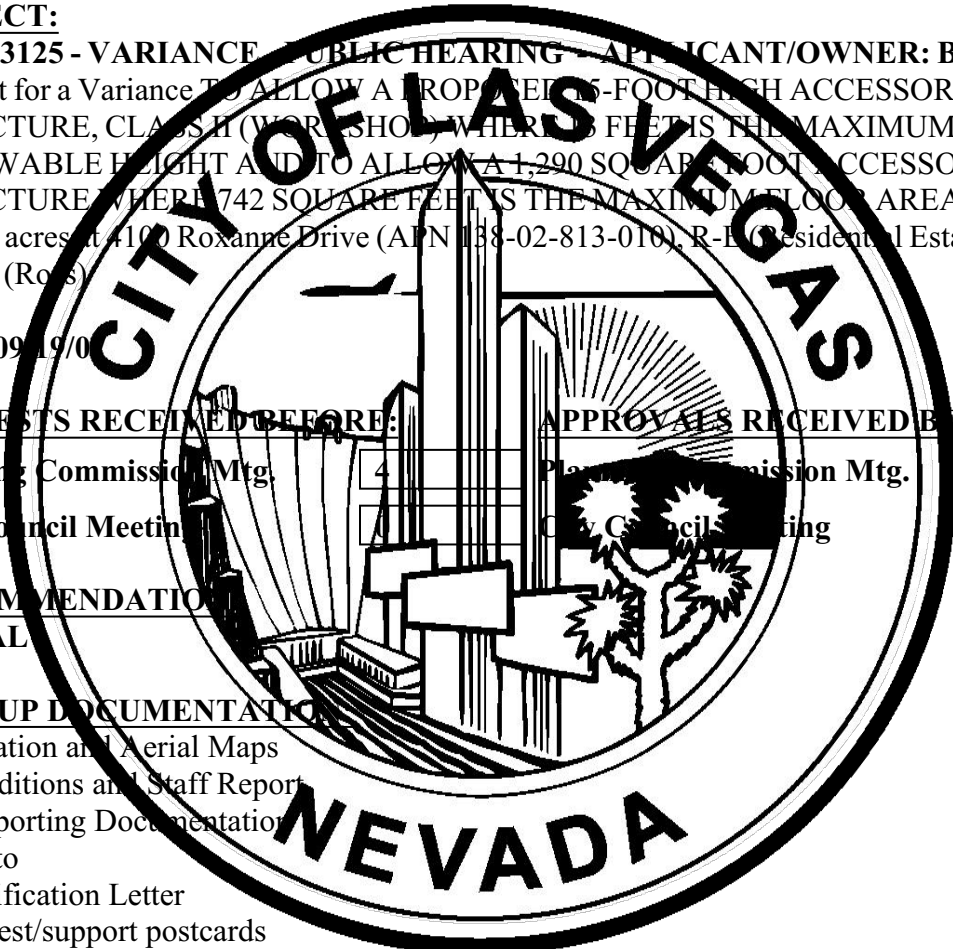
Motion made by SAM DUNNAM to Hold in Abeyance to 9/13/2007

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 no hardship is associated with this site and recommended denial.



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BRIAN HESS was present and explained the accessory structure would act as a garage, workshop and storage area. He noted similar accessory structures currently existing in his neighborhood and stated he had started construction without realizing the structure's height and size were issues. MR. HESS informed CHAIRMAN DAVENPORT that he had spoken to his neighbors, but had not obtained letters of support.

PETER FERRANTI, 609 Jennifer Court, appeared in opposition and expressed concern that MR. HESS would be operating a business in the proposed structure. JACK BENEFIEL, 6305 Jennifer Court, suggested the property line is not mirrored with the wall's placement and noted the structure might be closer to the property line. He stated he was not opposed, but pointed out MR. HESS had not contacted him.

COMMISSIONER DUNNAM encouraged MR. HESS to meet with his neighbors. CHAIRMAN DAVENPORT suggested holding the application to allow the parties to meet.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

