

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

VAR-25078 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANIEL JAGGERS - Request for a Variance TO ALL W. PROPOSED 17.125 FOOT HIGH, 1,200 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE, CLASS II (GARAGE) WHERE A 12.5 FOOT HIGH, 750 SQUARE-FOOT ACCESSORY STRUCTURES ALLOWED on 0.48 acres at 4080 Helen Avenue (APN 138-07-405-008), RE (Residence - Estate) Zone, Ward 6 (Ross)

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTS:

1. Location and Aerial Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards

Motion made by DAVID STEINMAN to Approve subject to conditions

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

GLENN TROWBRIDGE, DAVID STEINMAN, STEVEN 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.

DOUG RANKIN, Planning and Development Department, stated the request is a self-imposed hardship as an alternative design would meet the Code. He recommended denial.

DAN JAGGERS was present. He explained that he owns a very small house on a large half-acre lot and needs a secured and covered garage. He pointed out that there are many oversized and



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detached buildings in the area and noted that the proposed structure meets all setback requirements.

MR. JAGGERS informed COMMISSIONER DUNNAM that his only neighbor supported his request.

In response to COMMISSIONER STEINMAN'S questions, MR. JAGGERS explained the garage would be made of wood and stucco and would look like his house.

COMMISSIONERS STEINMAN and EVANS emphasized the importance of building a structure that maintained a residential character and MR. RANKIN stated that the submitted plans indicated that Mr. JAGGERS was proposing to build a structure that would match his home.

CHAIRMAN DUNNPORT declared the Public Hearing closed.

