

AGENDA

**BOARD OF ZONING APPEALS
NOVEMBER 21, 2000**

**CITY COUNCIL CHAMBERS
7:30 P.M.**

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES, MEETING OF OCTOBER 17, 2000

RENEWALS

ITEM #2 – RENEWAL REQUESTED. CHURCH OF JESUS CHRIST LATTER DAY SAINTS, 2784 E. SQUARE LAKE, for relief of the 4'6" masonry wall required along the east and west sides of off-street parking.

ITEM #3 – RENEWAL REQUESTED. MS. NANCY MALATESTA, 4685 INVESTMENT DR., for relief to maintain a landscaped berm in place of the 6' high masonry wall required along the south property line.

PUBLIC HEARINGS

ITEM #4 – VARIANCE REQUEST. MR. ROD KNUTSON, MST CONSTRUCTION, REPRESENTING TELIGENT COMMUNICATIONS, 850 TOWER DR., for relief to have 15 roof top antennas at the Double Tree Hotel where 14 are permitted.

ITEM #5 – VARIANCE REQUEST. MR. AND MRS. GARY REHE, 2752 DASHWOOD, for relief to construct a two story, 14'-6" high, detached garage where the ordinance limits accessory buildings to one story and 14' in height.

ITEM #6 – VARIANCE REQUEST. MS. CATHY VRETTA, 1635 MILVERTON, for relief of the rear yard setback to construct a deck with a 21' rear yard where 25' is required.

ITEM #7 – VARIANCE REQUEST. WELLS REAL ESTATE FUNDS, 4685 INVESTMENT, for relief to maintain a 3'-6" high landscaped berm along the west side of the site where a 6' high decorative masonry screen wall is required.

AGENDA EXPLANATION

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2. The Church of Jesus Christ Latter Day Saints, 2784 E. Square Lake.

Petitioner is requesting renewal of a variance granted, by this Board, to maintain landscaped berms in lieu of the 4'-6" high masonry wall required along the east and west sides of the property where the off-street parking abuts residentially zoned property. This variance was originally granted by this Board in 1991 based on the fact that the berm is in keeping with the area and desired by the abutting neighbors. Conditions remain the same, and we have no objections or complaints on file.

3. Ms. Nancy Malatesta, 4685 Investment Dr. Petitioner is requesting renewal of a variance for the 5' high landscaped berm along the south side of the site where a 6' high decorative masonry screen wall is required by Section 39.10.01 of the Zoning Ordinance. This relief was originally granted by this Board in December 1998 and was again renewed for a period of one year in December 1999. We have placed this item on the November agenda so that it may be heard at the same meeting as the related item #7. Conditions remain the same and we have no complaints or objections on file.

4. Mr. Rod Knutson, MST Construction, representing Teligent

Communications, Inc., 850 Tower Drive. Petitioner is requesting relief of the Zoning Ordinance to install 5 roof top antennas at the Double Tree Hotel. Section 40.57.08 limits the number of antennas on a site/roof to 2 for the first 20,000 square feet of building area. Based on the square footage of the building (252,030 square feet), the building is permitted to have 14 antennas. The proposed site plan indicates that there are presently 10 existing antennas and that 5 additional antennas are proposed.

5. Mr. and Mrs. Gary Rehe, 2752 Dashwood. Petitioners are requesting relief of the Zoning Ordinance to construct a detached garage. Section 40.57.06 of the Zoning Ordinance limits accessory buildings in residential districts to one story and 14' in height. The site plan submitted indicates that the proposed detached garage is a two-story building, and is 14'-6" in height.

6. Ms. Cathy Vretta, 1635 Milverton. Petitioner is requesting relief of the rear yard setback to construct a deck. Section 41.45.00 requires a 25' minimum rear yard setback to decks and open porches in R1E Zoning Districts. The site plan submitted indicates a 21' rear yard setback from the proposed deck to the rear property line.

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7. Ms. Nancy Malatesta, Wells Real Estate Funds, 4685 Investment. The Petitioner was granted a variance in December of 1998 and was renewed in 1999 to have a 5'-0" high landscaped berm in lieu of a 6'-0" high decorative masonry screen wall along the west side of their site. This wall is required by Section 39.10 01 where this office-zoned property abuts the adjacent residentially zoned property. Site inspections have shown that the berm that is installed and landscaped along this side of the site is only 3'-6" high in some areas. The petitioner is requesting relief to maintain the 3'-6" high landscaped berm along the west side of the site.