

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

The Provo City Board of Adjustment will hold a public hearing on Thursday, November 20, 2008, at 6:00 p.m. in the Municipal Council Chambers of the Provo City Center, located at 351 West Center Street. The items listed below will be discussed, and anyone interested is invited to attend and provide comment. Preceding the public hearing, a briefing will be held at 5:15 p.m. in the Community Development Conference Room, located at 330 West 100 South. The briefing is open to the public; however, formal presentation of items, public comment, and actions will be reserved for the public hearing at 6:00 p.m. in the Municipal Council Chambers.

- ITEM 1 Dewane Ivers requests a variance to Section 14.09.080, Yard Requirements, in order to construct an accessory building on property generally located at 3833 North Canyon Road in the RA (Residential Agricultural) zone. *North Timpview Neighborhood* 08-0015VB *Continued from the October 21, 2008 meeting*
- ITEM 2 Loren Harshbarger requests a variance to Section 14.10.080, Yard Requirements, for an existing home on the property generally located at 689 Stadium Avenue. The property is located in the R1.8S (One-Family Residential, Supplementary Apartment Overlay) zone. *Pleasant View Neighborhood* 08-0018VB
- ITEM 3 Paul Ruffner appeals an administrative decision and requests a "Determination of Nonconforming Use" pertaining to maximum occupancy of the property generally located at 659 North 300 East. This property is located in the RC (Residential Conservation) zone. *Joaquin Neighborhood* 08-0016AP
- ITEM 4 Paul Ruffner requests a variance to Title 14.32.100(3), Permissible Lot Coverage, in order to maintain an asphalted rear yard on the property generally located at 659 North 300 East in the RC (Residential Conservation) zone. *Joaquin Neighborhood* 08-0017VB
- ITEM 5 Katherine Park, agent for Alpine Animal Hospital, requests variances to Section 14.34.220, Caretaker Dwellings as an Accessory Use, for property generally located at 1615 S. State Street. The subject property is located in a CM (Heavy Commercial) zone. *Provost South Neighborhood* 08-0020VB
- ITEM 6 Ray Christensen and David Acheson, Wasatch Neighborhood Chairs, appeal a staff determination of the amortization period for property located generally at 1041-1043 Briar Avenue where staff has determined the amortization period for the owner occupancy is 19.69 years from April 4, 2000. This property is located in the R1.8S (Supplementary Apartment Overlay) zone. *Wasatch Neighborhood* 08-0013AP *Continued from the October 16, 2008 meeting*

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at reasonable cost in the Community Development office between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday. Agendas and staff recommendations are also generally available on the Provo City Community Development web site the week of the meeting at <http://provo.org/comdev> (click on Board of Adjustment).

Decisions of the Board of Adjustment may be appealed to the 4th District Court by filing a written appeal to the Court **within thirty (30) days after the filing of the decision of the Board of Adjustment** per the requirements of Section 14.05.050 of the Provo City Code.

By Order of the Provo City Board of Adjustment
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