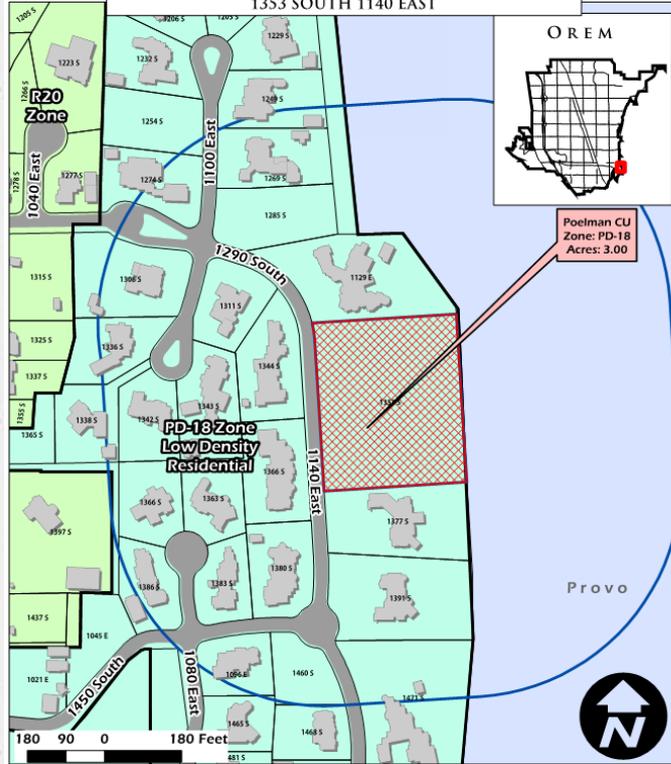


CONDITIONAL USE PERMIT – RYAN POELMAN AT 1353  
SOUTH 1140 EAST IN THE PD-18 ZONE

# POELMAN CONDITIONAL USE

1353 SOUTH 1140 EAST



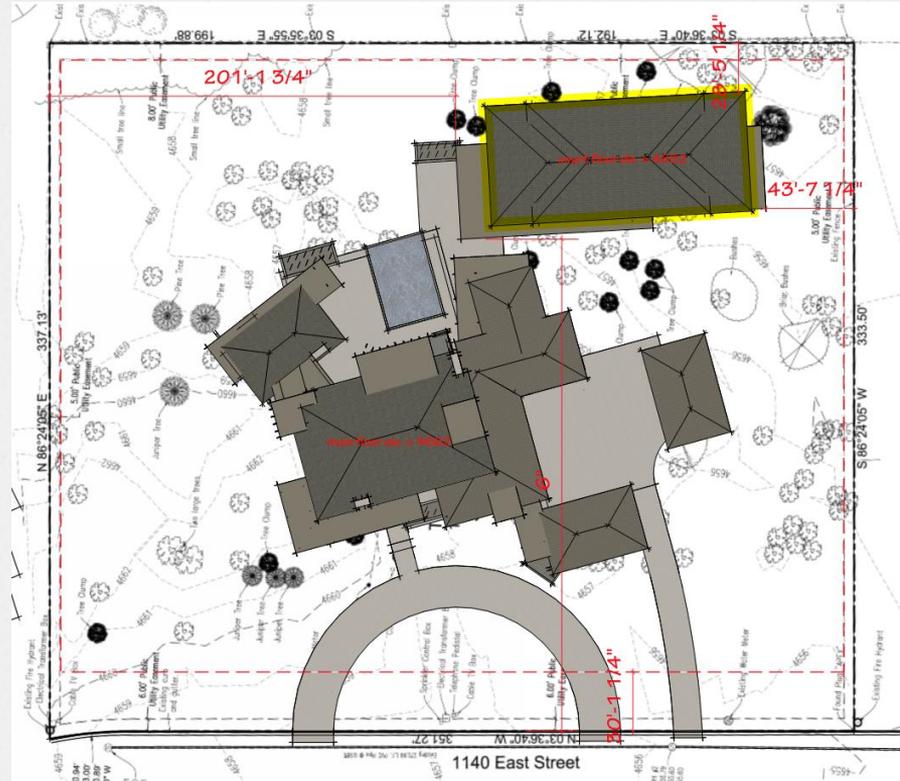
◆ Poelman CU:  
PD-18 Zone; 3.00 Acres

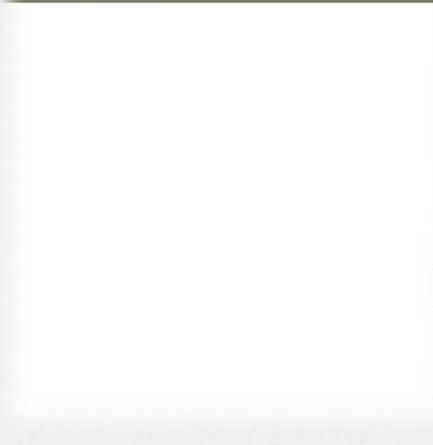
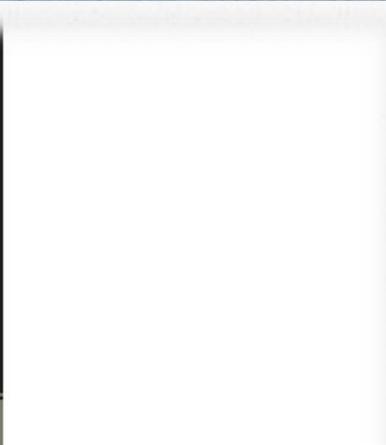
NIA CONTACT:  
Hillcrest Neighborhood  
Dewon Holt

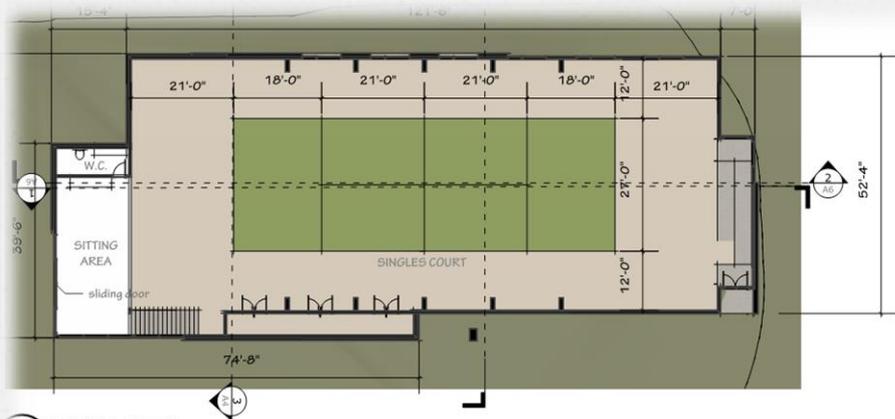




- A conditional use permit is required for an accessory structure over 24 feet in height and/or greater than 1,000 square feet.
- The total accessory square footage cannot exceed 10% of lot area. (5.7% proposed – 7,543 sq. ft.)
- A minimum setback of five feet is required. The applicant proposes a rear setback of 23 feet and side setback of 43 feet
- A maximum height of 35 feet allowed. (35 feet proposed)







A3. FLOOR PLAN  
 A4. ELEVATION  
 A5. ELEVATION  
 A6. BUILDING

1 FLOOR PLAN  
 A3 scale: 3/32" = 1'-0"





**1** WEST ELEVATION  
A5 scale: 3/32" = 1'-0"



**2** EAST ELEVATION  
A5 scale: 3/32" = 1'-0"

**RECOMMENDATION:** The Planning Commission recommends the City Council approve the conditional use permit to locate an accessory structure at 1353 South 1140 East in the PD-18 zone. The planning staff supports the Planning Commission recommendation.