

PROVO CITY CORPORATION
COMMUNITY DEVELOPMENT DEPARTMENT
Board of Adjustment Agenda
June 21, 2012

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

The Provo City Board of Adjustment will hold a public hearing on Thursday, June 21, 2012, 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 5:30 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 Morgan Fife, agent for Summit Capital Properties, LLC, appeals a staff determination of legal use for the property located generally at 645 East 600 North where the staff determined the legal occupancy of the property to be family occupancy for an 18-unit condominium. The property is located in the RC (Residential Conservation) zone. ***Joaquin Neighborhood* 12-0001AP The Board denied the appeal and ordered compliance by August 31, 2012. The applicant is petitioning for a stay of decision.**
- ITEM 2 Emmio C. Strauss requests a variance to Section 14.10.080, Yard Requirements, Provo City code in order to construct a shed on the property located at 159 North 700 West in the RC (Residential Conservation) zone. ***Dixon Neighborhood* 12-0003VB**
- ITEM 3 Lorelee Gardiner requests a variance to Section 14.10.150(4) Other Requirements, Provo City Code, in order to construct a 6 foot high fence in the front yard setback. The property is generally located at 1349 Cinnamon Ridge Way in the R1.8 (One-Family residential) zone. ***Provost South Neighborhood* 12-0004VB**
- ITEM 4 Jonathan Cavender requests a special exception to Section 14.10.100, Building Height, in order to construct a home with a building height of approximately 39 feet 6 3/8 inches at the property generally located at 1396 North 1450 East in the R1.10 (One-Family Residential) zone. ***Oak Hills Neighborhood* 12-0005VB**

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/commdev.boards.html> (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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