



**BOARD OF ADJUSTMENT
A G E N D A
June 25, 2009**

Notice is hereby given of a public meeting to be held before the City of Wheat Ridge Board of Adjustment on June 25, 2009, at 7:00 p.m., in the City Council Chambers of the Municipal Building, 7500 W. 29th Avenue, Wheat Ridge, Colorado.

Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Heather Geyer, Public Information Officer at 303-235-2826 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.

- 1. CALL THE MEETING TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC FORUM** (This is the time for anyone to speak on any subject not appearing on the agenda.)
- 4. PUBLIC HEARING**
 - A. Case No. WA-09-03:** An application filed by Taco Bell for approval of a 28 square foot size variance from the maximum allowable 30 square feet for a menu board, resulting in a 58 square foot menu board AND a request for a 2'8" height variance from the maximum allowable 6 foot menu board height resulting in a 8'8" high menu board for property zoned Commercial One (C-1) and located at 4795 Kipling Street.
 - B. Case No. WA-09-04:** An application filed by Robert Sherman for approval of up to a 10 foot side yard setback variance from the 15 foot side yard setback requirement resulting in a 5 foot side yard setback on property zoned Residential-One (R-1) and located at 3305 Moore Street.
- 5. CLOSE THE PUBLIC HEARING**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
 - A. Approval of minutes – May 28, 2009**
 - B. Policy for the use of alternate members**
- 8. ADJOURNMENT**

**CITY OF WHEAT RIDGE
PLANNING DIVISION STAFF REPORT**

TO: Board of Adjustment **DATE:** June 25, 2009

CASE MANAGER: Adam Tietz

CASE NO. & NAME: WA-09-03/Taco Bell

ACTION REQUESTED: Approval of a twenty-eight (28) square foot size variance to the thirty (30) square foot maximum for a menu board AND a request for a two foot, eight inch (2'8") height variance to the maximum six (6) foot for a menu board on property zoned Commercial-One (C-1) located at 4795 Kipling Street.

LOCATION OF REQUEST: 4795 Kipling Street

APPLICANT (S): Gene Summers

OWNER (S): Taco Bell Corp.

APPROXIMATE AREA: 28,358 square feet (1.54 acres)

PRESENT ZONING: Commercial-One (C-1)

PRESENT LAND USE: Restaurant with drive thru

COMP PLAN LAND USE: Community Commercial Center (CC)

ENTER INTO RECORD:

- | | |
|--|--|
| <input checked="" type="checkbox"/> CASE FILE & PACKET MATERIALS | <input checked="" type="checkbox"/> DIGITAL PRESENTATION |
| <input checked="" type="checkbox"/> ZONING ORDINANCE | |

Location Map

