



BOARD OF ZONING APPEALS

TUESDAY, JULY 27, 2021
7:00 P.M

CITY OF RIVERSIDE
5200 SPRINGFIELD ST., SUITE 100

MEMBERS:

CHUCK CHILDERS, CHAIRPERSON
TODD PULTZ
JERRY RICHARDSON
TIMOTHY SCHNEIDER
REECE TIMBROOK

STAFF:

GARY BURKHOLDER, COMMUNITY DEVELOPMENT DIRECTOR
NIA HOLT, ZONING ADMINISTRATOR
KATIE LEWALLEN, CLERK OF COUNCIL

AGENDA

1. CALL TO ORDER
2. OATH OF OFFICE
3. ROLL CALL
4. APPROVAL OF BZA MINUTES – JUNE 22, 2021
5. REMINDER: PLEASE ADJUST THE MICROPHONE AND SPEAK DIRECTLY INTO THE IT WHEN MAKING PUBLIC COMMENTS.
6. PUBLIC HEARING
 - A. **CASE 21-0009 – 2347 RONDOWA AVENUE (PARCEL I39 00711 0030)**
R-3, MEDIUM DENSITY RESIDENTIAL
THE APPEAL OF AN ADMINISTRATIVE DECISION REGARDING A CHAIN LINK FENCE IN THE FRONT YARD.
 - B. **CASE 21-0012 – 601 WOODMAN DRIVE (PARCEL I39 00920 0008)**
B-2, GENERAL BUSINESS DISTRICT
VARIANCE FROM THE CITY OF RIVERSIDE UDO SECTION 1113.07(D)(5), 1113.09(C)(3), AND 1113.13(C)(3) TO ALLOW A REDUCTION IN THE REQUIRED LANDSCAPE BUFFER YARD AND DISTANCE BETWEEN CURB CUTS AND TO INCREASE THE ON-SITE LIGHT FIXTURE HEIGHT.

- C. **CASE 21-0013 – 4641 OAKDELL AVENUE** (PARCEL I39 101411 0008, I39 1014110030, AND I39 1001400 0031.) R-3, MEDIUM DENSITY RESIDENTIAL **VARIANCE FROM SECTION 1107.05(D)(1)(E) AND 1107.05(D)(1)(F) OF THE CITY OF RIVERSIDE UDO TO ALLOW AN ADDITION TO ENCROACH INTO THE REQUIRED REAR YARD SETBACK AND TO INCREASE THE MAXIMUM LOT COVERAGE ALLOWED.**
- D. **CASE 21-0014 – 1 HERMISTON AVENUE** (PARCEL I39 00719 0017)
R-3, MEDIUM DENSITY RESIDENTIAL
VARIANCES FROM SECTIONS 1107.05(D)(1)(C) AND 1115.01(E)(3)(A) OF THE CITY OF RIVERSIDE UDO TO ALLOW FOUR (4) FOOT FENCE IN THE FRONT YARD.
- E. **CASE 21-0015 – 1133 & 1155 MAYAPPLE AVENUE** (PARCEL I39 101408 0009 AND I39 101408 0010) R-3, MEDIUM DENSITY RESIDENTIAL
VARIANCE FROM SECTION 1113.13(C)(6)(B) OF THE CITY OF RIVERSIDE UDO TO ALLOW A SHARED DRIVEWAY TO BE WIDER THAN PERMITTED.
- F. **CASE 21-0016 – 4242 NEEDMORE ROAD** (PARCEL I39 00802 0024)
R-1, LOW-DENSITY SINGLE-FAMILY RESIDENTIAL – **REMOVED FROM AGENDA. THIS IS A MINOR VARIANCE & A STAFF LEVEL REVIEW**
VARIANCE FROM SECTION 1107.05(B)(1)(F) OF THE CITY OF RIVERSIDE UNIFIED DEVELOPMENT ORDINANCE TO PERMIT AN INCREASE IN THE MAXIMUM LOT COVERAGE ALLOWED.
- G. **CASE 21-0017 – 900 BEATRICE DRIVE** (PARCEL I39 00616 0006)
R-3, MEDIUM DENSITY RESIDENTIAL
VARIANCE FROM THE CITY OF RIVERSIDE UDO SECTION 1107.05(D)(1)(C) TO ALLOW AN ENCROACHMENT INTO THE FRONT YARD SETBACK.
- H. **CASE 21-0018 – 2627 OLD TROY PIKE** (PARCEL I39 100505 0034)
R-1, LOW-DENSITY SINGLE-FAMILY RESIDENTIAL
VARIANCE FROM SECTION 1107.05(B)(1)(D) OF THE CITY OF RIVERSIDE UDO TO ENCROACH INTO THE REQUIRED SIDE YARD SETBACK.
7. OLD BUSINESS
- A. JOINT WORK SESSION – LEGAL UPDATE WILL BE HELD ON **AUGUST 12, 2021 AT 6PM**
- B. BZA WORK SESSION - DISCUSS FUTURE DATES
8. ADJOURNMENT