



## BOARD OF ZONING APPEALS

TUESDAY, AUGUST 24, 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

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### AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF BZA MINUTES – JULY 27, 2021
4. REMINDER: PLEASE ADJUST THE MICROPHONE AND SPEAK DIRECTLY INTO THE IT WHEN MAKING PUBLIC COMMENTS.
5. PUBLIC HEARING
  - A. **CASE 21-0019 – 2714 VALLEY PIKE** (PARCEL I39 00230 0039)  
I-1, LIGHT INDUSTRIAL  
**VARIANCES FROM UDO SECTIONS 1107.05(E)(1)(C) AND 1115.01(E)(3)(A) TO ALLOW AN EIGHT (8) FOOT FENCE IN THE FRONT YARD.**
  - B. **CASE 21-0020 – 4969 PEPPERWOOD DRIVE** (PARCEL I39 00307 0001)  
R-3, MEDIUM DENSITY RESIDENTIAL  
**VARIANCE FROM UDO SECTION 1107.05(D)(1)(E) TO ALLOW AN ENCROACHMENT INTO THE REQUIRED REAR YARD SETBACK.**
  - C. **CASE 21-0021 – 120 ROHRER BOULEVARD** (PARCEL I39 00719 005, I39 00719 0056, & I39 00719 0057) R-3, MEDIUM DENSITY RESIDENTIAL  
**AN APPEAL OF AN ADMINISTRATIVE DECISION REGARDING THE DENIAL OF A RIGHT-OF-WAY PERMIT & ZONING DRIVEWAY PERMIT PER UDO SECTION 1113.13.C.6.**

D. **CASE 21-0022 – 5363 ROBINWOOD AVENUE (PARCEL I39 01204 0057)**  
R-3, MEDIUM DENSITY RESIDENTIAL  
**VARIANCE FROM UDO SECTION 1107.05(D)(1)(D) TO ALLOW A CARPORT TO ENCROACH INTO THE REQUIRED SIDE YARD SETBACK.**

E. **CASE 21-0023 – 445 HYPATHIA AVENUE (PARCEL I39 00616 0049)**  
R-3, MEDIUM DENSITY RESIDENTIAL  
**VARIANCES FROM UDO SECTIONS 1107.05(D)(1)(C) AND 1115.01(E)(3)(A) TO ALLOW A SIX (6) FOOT FENCE IN THE FRONT YARD.**

6. OLD BUSINESS

A. BZA WORK SESSION - DISCUSS FUTURE DATES

7. NEW BUSINESS

8. ADJOURNMENT