



## BOARD OF ZONING APPEALS

TUESDAY, SEPTEMBER 28, 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 - AUGUST 24, 2021
4. REMINDER: PLEASE ADJUST THE MICROPHONE AND SPEAK DIRECTLY INTO THE IT WHEN MAKING PUBLIC COMMENTS.
5. PUBLIC HEARING
  - A. **CASE 21-0024 – 5867 WILLASTON DRIVE (PARCEL I39 00905 0044)**  
R-3, MEDIUM DENSITY RESIDENTIAL  
**AN APPEAL OF AN ADMINISTRATIVE DECISION TO DENY THE RE-INSTALLATION OF A SECOND CURB CUT PER UDO SECTION 1113.13.A.2.**
  - B. **CASE 21-0025 – 601 WOODMAN DRIVE (PARCEL I39 00920 0008)**  
B-2, GENERAL BUSINESS DISTRICT  
**VARIANCE FROM UDO SECTIONS 1115.09(G)(1) AND 1115.09(G)(2) ALLOW AN INCREASE IN THE PERMITTED SIGN AREA AND HEIGHT OF THE GROUND SIGNS, AND INCREASE THE PERMITTED SIGN AREA OF THE ELECTRONIC MESSAGE CENTERS.**
  - C. **CASE 21-0026 – 736 TEXAS AVENUE (PARCEL I39 00603 0001)**  
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.**

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6. ZONING ADMINISTRATOR/STAFF TOPICS

A. WORK SESSION WITH LEGAL UPDATE

i. NOV. 23<sup>RD</sup>, 2021 AT 5:30 PM

7. MATTERS BY THE BOARD

8. ADJOURNMENT