

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **BOARD OF ADJUSTMENT MEETING**

3
4 **Thursday, September 1, 2016**

5 **6:00 p.m.**

6 **Cottonwood Heights City Council Room**
7 **1265 East Fort Union Boulevard, Suite 250**

8
9 ***ATTENDANCE***

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11 **Members Present:** Noor Ul-Hasan-Chair, Don Antczak, Pete Ellison, Rich Robinson, James
12 Adinaro

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14 **Staff Present:** Senior Planner-Glen Goins, City Recorder-Paula Melgar

15
16 **Excused:** Doug Folsom, Rich Robinson

17
18 **BUSINESS MEETING**

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20 **1.0 WELCOME/ACKNOWLEDGMENTS**

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22 (18:05:30) Chair Ul-Hasan welcomed those present.

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24 **2.0 ACTION ITEMS**

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26 **2.1 (Project #BOA 16-008) Action on an Application for Expansion of a Non-Complying**
27 **Structure from Jeff Larsen, for a Deck Addition Located at 2177 East Lonsdale Drive.**

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29 (18:04:36) Senior Planner, Glen Goins, presented the staff report and stated that the request is to
30 expand a non-complying structure. The intent is to essentially enclose the area under the existing
31 deck in order to form a room beneath it. The proposal is to create an area where the deck is above
32 the addition in an area that would cover the existing patio. This could be done under the footprint
33 of the existing non-conforming deck. There is approximately a three-foot section of the stairwell
34 that extends beyond the proposed cantilever, which is required by building code. The adjacent
35 homes intersect with the property and the impact will be minimal.

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37 In response to a question raised, Mr. Goins reported that no neighbors have contacted the City to
38 express objection to the proposal.

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40 ***Board Member Ellison moved to approve the request for Project #BOA 16-008 expansion of a***
41 ***non-complying structure located at 2177 East Lonsdale Drive. Board Member Antzak seconded***
42 ***the motion. The motion passed with the unanimous consent of the Board.***

1 **2.2 Approval of September 1, 2016, Minutes.**

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3 Chair Ul-Hasan reported that the Board of Adjustment will approve the minutes of the September
4 1, 2016 meeting after the following process is met. The Recorder will prepare the minutes and
5 email them to each Member of the Board. The Members will have five days to review the minutes
6 and provide any changes to the Recorder. If, after five days there are no changes, the minutes will
7 stand approved. If there are changes, the process will be followed until the changes are made and
8 the Board is in agreement, at which time the minutes shall be deemed approved.

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10 **3.0 ADJOURNMENT**

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12 The Board of Adjustment Meeting adjourned at 6:13 p.m.

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the*
2 *Cottonwood Heights City Board of Adjustment Meeting held Thursday, September 1, 2016.*

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Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: September 19, 2016