



Planning Commission Staff Report

December 13, 2006

Item 8.c.

SUBJECT: Actions of the Zoning Administrator

PADR-1639, Greg Munn/Design Tech Associates, for Christine Pitzen

Application for administrative design review approval to construct an approximately 434-square-foot first-floor addition and an approximately 234-square-foot covered porch on the rear of the existing residence located at 4463 Pleasanton Avenue.

Approved.

PV-140, Garrett Nowak

Application for a variance from the Municipal Code to retain an existing trellis on the southern side of the house located at 3590 Glacier Court South that does not comply with the minimum side yard setback. The trellis is set back zero feet from the southern side property line where a minimum three-foot setback is required.

Approved, with a requirement that the applicant modify the existing trellis to provide a two-foot southern side yard setback to the unsupported overhang and at least a three-foot southern side yard setback to the support posts.

PUD-91-14-01M, Chris Beratlis

Application for a minor modification to an approved development plan, Case PUD-91-14, for the 15-lot Beratlis Place subdivision (Tract 5904) to allow: (1) a maximum floor area of 5,500 square feet, which would include garage square footage in excess of 700 square feet; and (2) house colors to be reviewed on a case-by-case basis. The site is located north of Crellin Road and east of Crestablanca Drive.

Approved.

PDR-577/PSDR-295, Kathy Moreno, Three Dog Bakery

Application for design review and sign design review approval to install a new awning with signage and a new freestanding sign for Three Dog Bakery located at 335 St. Mary Street.

Approved.