

BOARD OF ADJUSTMENT MINUTES
April 8, 1997

Present: Verlon Duncan, Vice Chairman; Sydnie Shurtliff, Bud Neslen, Dean Thurgood, Don Milligan, Planning Commission Representative; J.C. Ynchausti, City Prosecutor; Blaine Gehring, Planning and Redevelopment Director; Connie Feil, Recording Secretary.

Absent: Paul Summers, Chairman.

Verlon Duncan welcomed all those present. Sydnie Shurtliff made a motion to approve the minutes for January 14, 1997 as written. Don Milligan seconded the motion and voting was unanimous.

1. Consider granting a 10 foot variance for a front yard setback at 1036 E. 300 S., Kim and Tami Avery, applicants.

Kim and Tami Avery, applicants, were present. Doug Green and Rulon Sessions, neighbors, were also present. Kim Avery explained that the shape of the lot is rectangular in shape not the usual pie-shaped lot you find in a cul-de-sac. In order to build on this lot and have any type of front yard it will require a variance. The Avery's would like to have a porch across the front of the house and some flowers in front. Without the variance the garage and driveway will have to be in the front of the house leaving no front yard. Without the variance, in order to have enough square footage, the house will have to be a two-story rather than a Rambler type home.

Blaine Gehring mentioned that all the lots on the north side are about 30 feet wider in depth than this lot giving them more space for a larger home. These lots also have a slope in the front giving them the 20 foot setback. This lot doesn't have the 30 feet nor the slope. Mr. Gehring feels that if this subdivision came to the Staff today it would be recommended that all lots have a 20 foot setback.

Doug Green and Rulon Sessions are in favor of granting this variance because of the odd shape and size of the lot.

Bud Neslen made a motion to grant a 10 foot variance for a front yard setback at 1036 E. 300 S., Kim and Tami Avery, applicants. Sydnie Shurtliff seconded the motion and voting was unanimous.

Meeting adjourned at 7:15 P.M.