

BOARD OF ADJUSTMENT MINUTES

April 1, 2003

7:00 p.m.

Present: Vice Chairman Dean Holbrook, Al Hess, Planning Commission Representative Mark Green, Assistant City Attorney J. C. Ynchausti, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Bud Neslen and Leon Thurgood.

Dean Holbrook welcomed all those present and had the Board Members and all those present introduce themselves.

Planning Commission Members Dick Dresher and Duane Gardner were observing.

The approval or disapproval for the minutes for November 5 and November 20, 2002 were tabled for the next meeting.

1. Consider a variance to allow building on greater than 30% slopes at 1342 E. Northridge Drive, Robert Stott, applicant.

Robert and Deanie Stott, applicants, were present. Gordon Jones, builder, was also present. Robert Stott explained that he is seeking a request for variance to be allowed to build on greater than 30% slope. A variance to be allowed a 20 foot front yard setback has already been allowed by ordinance. Mr. Stott has submitted a plat that has been prepared by John W. Francom & Associates Land Surveyors. Fill dirt has been placed on the property which has artificially raised the grade. With this artificial grade the average slope is 25%.

Gordon Jones explained that there will be only a small portion of the corner of the house that will be on 30% slope. Mr. Jones is recommending to build the home with a sub basement. Using a sub basement, the home will look better from the back of house and look like a normal home. It will blend in the neighborhood better.

Blaine Gehring explained that there will be building on the 30% and some grading on 30% to accommodate for a flatter space for landscaping. Staff recommends granting a variance to use and build on slopes greater than 30% only where necessary to build the residence on the property. The variance should not allow the use of such slopes anywhere on the property for any other purpose.

Dean Holbrook mentioned that the request meets all requirements outlined by State Law. Mr. Holbrook made a motion to grant a variance to allow building on greater than 30% slopes as requested. Mark Green seconded the motion and voting was unanimous.

Meeting adjourned at 7:30 P.M.