

BOARD OF ADJUSTMENT MINUTES
November 12, 1996

Present: Verlon Duncan, Vice Chairman; Sydnie Shurtliff, Dean Thurgood; Blaine Gehring, Planning and Redevelopment Director; Connie Feil, Recording Secretary.

Absent: Paul Summers, Chairman; Dean Jolley, Planning Commission Representative.

Verlon Duncan welcomed all those present then had the Staff and Board Members introduce themselves. Blaine Gehring has written a memorandum, to be attached to the minutes, to clarify the incorrect accusations made by the Leishmans. Sydnie Shurtliff made a motion to approve the minutes for October 8, 1996 as written with the addition of the memorandum. Dean Thurgood seconded the motion and voting was unanimous.

1. Consideration of a 6-foot variance to the front yard setback at 1493 Skyline Drive, O. Jay and Jeanette Call, applicants.

Mr. and Mrs. O. Jay Call were present. Mr. Call explained that when he purchased this lot he wasn't aware of the full impact the gas line easement would have. Mr. Call has been working with Balling Engineering and several different plans to reduce the size of the home to fit the lot. Meeting the zoning ordinance setbacks and staying out of the 30% slope is difficult because of the gas line easement. The lot does not qualify for the automatic 20 foot setback because it does not have the necessary slope. The home, as it is proposed, is on the easement line on the east and the 8-foot side yard setback on the west. While it meets the ordinance with a 30-foot setback, it is within 6 feet of the 30% slope area leaving little or no room for necessary grading behind the home. By moving the house forward 6 feet, the house can be moved to almost 13 feet from the 30% slope line. With the curving front lot line, two of the points of the house are at or beyond the required 30 foot front setback. Only the east corner of the house would need the variance. Mr. Call mentioned that Mr. Gehring explained the circumstances associated with this lot in the memorandum very well.

Mr. Gehring mentioned that the homes along Eagle Ridge Drive have been granted variances for the gas line easement. Granting this variance will not be out of line. There has been only one letter received in favor of the variance.

Sydnie Shurtliff made a motion to grant a 6-foot variance to the front yard setback at 1493 Skyline Drive. Dean Thurgood seconded the motion and voting was unanimous.

Meeting adjourned at 7:15 P.M.