



Public Works  
Planning & Development Services Division  
<http://www.pwpds.slco.org/agendas/>

## Board of Adjustment Public Meeting Agenda May 16, 2007 2:00 P.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET

*REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.*

STARTING AT 11:00 A.M., THE BOARD MEMBERS WILL CONDUCT A FIELD VISIT TO EACH OF THE PROPERTIES ASSOCIATED WITH THIS AGENDA

### Variances

- 23620 Lee Gustman is requesting approval of a Slope Variance to allow a home to be entirely constructed on slopes in excess of 30%. The majority of the proposed home would be located on slopes between 40% and 60%. FCOZ regulations restrict development to slopes of 30% or less. – 4483 e Crystal Hill Circle - Zone FR-0.1 – Planner: Spencer G. Sanders

### Special Exceptions

- 23632 Dave Dickert is requesting approval of two Special Exceptions: 1) Expansion of a non-conforming structure; and 2) Reconstruction of portions of a non-conforming structure. The applicant is proposing to remodel the existing home. The home has an existing 8-foot setback from the north side property line to the existing carport. The R-1-10 zone requires 10 feet. The subject property also has an existing elevated covered front walkway where the cover is set back approximately 12 feet from the front property line. The R-1-10 zone requires 30 feet. Further, the subject property has an existing covered deck on the south side of the property that has no setback from the south side property line. The applicant is proposing to enclose the carport into a garage and expand it toward the front property line maintaining the existing substandard 8-foot side yard setback and the required minimum 30-foot front yard setback. The applicant is also proposing to reconstruct the existing elevated covered front walkway and the side yard covered deck in their current locations. – 4520 S. Crest Oak Circle (3680 E.) - Zone R-1-10 Planner:

Spencer G. Sanders

23641 Danny Simmons is requesting a Special Exception to subdivide a 21,288 square foot parcel of land into 3 lots, each measuring approximately 55 feet in width and approximately 7,000 square feet in area. The R-1-7 zone normally requires a minimum lot width of 60 feet. – 3088 South Spencer Avenue – Zone R-1-7 – Planner: Spencer G. Sanders

## **Adjournment**

### **Rules of Conduct for the Board of Adjustment Meeting**

- First: Applications will be introduced by a Staff Member.
- Second: The applicant will be allowed up to 15 minutes to make their presentation.
- Third: Person's in favor of the application will be invited to speak.
- Fourth: Person's opposed to the application will be invited to speak.
- Fifth: The applicant will be allowed 5 minutes to provide concluding statements.
- Speakers will be called to the podium by the Chairman.
  - Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
  - All comments should be directed to the Board Members, not to the Staff or to members of the audience.
  - For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
  - After the hearing is closed, the discussion will be limited to the Board Members and the Staff.