

Meeting Minute Summary for:
Board of Adjustment
May 16 2007
In attendance:

Board Members Creveling, Stone-Daly, Roberts, Stephens, Frey and Smart as a non voting memeber

Meeting length about: 2 hrs
Public in attendance: 12

Application #: 23620

Summary: 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

Concerns Discussed: Staff reviewed the staff report; the Board discussed sq foot, size of home, location on site, design, slope, cross section, septic tank, other processes for relief; the applicant discussed location, slope, drive length location on site; Mr. Carol discussed architectural history, driveway variance, length; other public members discussed sq foot of house, reason for size, foot print, height

Motion and Conditions:Deny

by: Board Member Frey

2nd by: Board Member Stephens

Voted for motion: Members Stone-Daly, Stephens, Frey and Smart

Voted against motion: Member Roberts

Application #: 23632

Summary: 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

Concerns Discussed: Staff reviewed the staff report; the Board discussed the architecture, deck; the applicant discussed the roof and changes; MR. Olsen discussed the removal of trees and the back of the house

Motion and Conditions:Approved 3 elements requested

by: Board Member Stephans

2nd by: Board Member Frey
Voted for motion: All present
Voted against motion: 0

Application #: 23641

Summary: 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

Concerns Discussed: Staff reviewed the staff report, setbacks, parking, and utilities; the Board discussed lot size, the history of the lot, setbacks, parking, garage, density, injuries, number of lots in area, and facing; the applicant discussed reasons, and other projects in area; Mr. Pasternak discusses houses in area, parking problems, setbacks, privacy, and value

Motion and Conditions: Approved with staff's recommendations

by: Board Member Stephans

2nd by: Board Member Frey

Voted for motion: all present

Voted against motion: 0