

Minutes of the Santaquin City Board of Adjustments held 23 March 1978 at 8:00 P.M.

Present were: Chairman Allen Gurney, Councilman Reed Jensen, Board members Robert L. Hales, Howard Armstrong, Michael Christensen, Fred Openshaw, and Secretary Cheri Gee.

The public was invited to attend.

Allen Gurney gave a brief statement to all present on the purpose of the Board.

The first item of business on the agenda was Case No. 0100 - Lonnie R. Martinez.

The variance submitted by Lonnie R. Martinez was concerning <sup>the</sup> side yard regulations of the zoning ordinance. The plot plan was shown so all present could see the problem Mr. Martinez was having placing his proposed house on the lot. Mr. Martinez told the Board he had purchased an additional three feet of property from Mac Steele along the west boundary of his property. This purchased still left the lot with the proposed house on it 16 feet short of the required 30 foot setback.

Six questions taken from the "Board of Adjustment Guidelines" were asked of Mr. Martinez and discussed with the Board.

It was shown that the house of Mr. Martinez could not be faced east because the 30 foot rear yard requirement would not be met. Mr Martinez also stated that he could not afford to purchase more property at this time to make the lot with the proposed house on it meet the ordinance requirements. Mr. Martinez felt a hardship was being place on him because they had paid to have the plans drawn up and their loan had been approved with those house plans and now they could not obtain a building permit. He also mentioned the fact that they had purchased the lot two years ago. He mentioned a number of house that he knew of that didn't have the required number of feet between property lines and the houses. The Board stated that these house were in before the ordinance was in affect. Mr. Martinez was thanked by the Board for coming and told he would know within two or three days whether or not he would be issued a building permit.

Item 2 on the agenda was Case No. 0101 - LaVon Ross, Jr.

Mr. Ross has a lot with the dimensions of 110 deep by 90 wide which does not meet the requirement of the Area Regulation that states a lot needs to be 120 feet deep by 80 feet wide. This lot does meet the area requirement of 9600 square feet. Mr. Ross <sup>depth</sup> was also asked the questions taken from the "Board of Adjustment Guidelines." These questions were discussed with the Board. Mr. Ross established that the lot had been in existence for quite sometime. He also stated that additional land could not be purchased to make the lot meet the depth requirement.

At 8:50 P.M. the public <sup>mtg.</sup> was dismissed.

The Board discussed at length <sup>the</sup> the wording of the Area Regulation of page 11 of the Zoning Ordinance booklet.

The Board voted on the two cases that were reviewed in the meeting, early. A copy of the results is filed with these minutes.

At 10:00 P.M. the meeting was adjourned.

Approved: