

Minutes of a Board of Adjustment hearing held on May 24, 1984, in City Hall at 7:30 P. M. to hear a request by William Okelberry for a variance.

Present were board chairman Jack Hudson, board members Kay Higginson and Howard Fuller, secretary Ramona Rosenlund and Mr. Okelberry.

Mr. Hudson called the meeting to order at 7:30 P.M. and prayer was by Miss Higginson.

Mr. Hudson explained the purpose and duty of the Board, saying they try to work out solutions where they can stay within the ordinance if possible and if this cannot be done, they can grant small changes. He went on to explain that if a variance was denied, the person requesting it has the right to appeal the decision to the district court or they may ask the City Council to change the ordinance.

Mr. Okelberry explained he wanted to split his property into two lots, making the one with the existing home with a 73 foot frontage and the other on which he wants to build another home with a frontage of 92 feet. The reason for dividing this way is that an existing shop building sits in such a way it would be partly in each lot if the property were divided to make both lots conforming.

Mr. Hudson said he felt seven feet was a quite a lot of variance to grant. He said he thought there was a way around without a variance. If the property were divided as mentioned above it would leave the lot with the existing home nonconforming. He suggested that the property be divided into two lots, each with 80 feet frontage and then, where the division line comes within five feet of the shop building, jog the line around the building, going five feet beyond it to the west and then continue the division line north to the end of the property or jog back to the east five feet beyond the north side of the building and then on north to the end of the property.

Mr. Hudson said he did not feel they could grant a variance as requested because it would leave a nonconforming lot as well as the fact that five feet would be needed on the west side of the shop building for it to be conforming. Mr. Fuller and Miss Higginson said they both felt this was the easiest and best way as seven feet on the frontage was too much to grant a variance on.

Mr. Okelberry said he would divide the property with a fence jogging around the shop building and that this would be fine with him.

Mr. Okelberry left the meeting at 7:40 P. M. There was a short discussion of the resolution of the problem presented by Mr. Okelberry and although no vote was taken all agreed this was the best way to handle it.

Meeting adjourned at 7:30 P. M.

Ramona Rosenlund  
Secretary