

Minutes of a Board of Adjustment hearing held on January 16, 1985, in City Hall at 6:30 P. M.

Present were Board Chairman Jack Hudson, Board members Howard Fuller and Lynnette Neff. Also present was Aroha Johnson with minutes recorded by Ramona Rosenlund.

Mr. Hudson called the meeting to order at 6:35 P. M. and Mr. Fuller offered prayer.

Mr. Hudson explained to Mrs. Johnson that the Board is obligated to follow the ordinance as nearly as possible without creating a hardship and that if anyone is not satisfied with the decision of the board they may request the City Council to change the ordinance or they may appeal the decision to the district court.

The variance request made by Mrs. Johnson is to divide a lot which measures 99' x 165' into two lots. There is a home on the corner which would be in the north lot if it were divided.

After looking over the maps and plat drawings of the parcel, it was thought that since Mrs. Johnson also owns a lot adjoining the west side of the one she wants divided and it measures 99' x 165', she could take 14' off that lot and add to the one with the house and then divide the center street side so as to make the corner lot with the house measure 85' x 113'; then take a piece measuring 25' x 65' from the south east corner of her west lot and add to the rear of lot being divided from the one with the house; it would give her two conforming lots and one which lacks only 55 square feet of being conforming and they may be able to grant a variance for this amount.

Mrs. Johnson said she would be willing to do this and would add even more onto the non-conforming lot to make it conforming but could not because of the placement of the septic system on her west lot, which contains the home where she is living.


(See the attached plat drawing which numbers the lots #1 (non-conforming one); #2 the corner lot with the existing home and #3 the conforming one on which the mobile home is in which Mrs. Johnson lives).

After a discussion of various ways the lots could be divided to make three conforming ones, Mrs. Johnson said she would do it as explained above if they would grant a variance on the new lot (#1) since it will be short 55 square feet.

Mrs. Johnson was excused from the meeting after being told she would be notified of the decision. She asked to be told as soon as possible as she had a sale for the lot #1.

There was a short discussion of the variance requested and since it was a small amount of footage lacking to make the required area, perhaps it could be granted. A vote was called for and it was unanimous to grant the variance.

Meeting adjourned at 7:10 P. M.


Secretary