

BOARD OF ADJUSTMENT

Minutes

Minutes of the Board of Adjustment meeting held November 18, 1994, 7:00 p.m., in the Santaquin City Offices.

Present were Board members Brent Vincent and Glade Robbins. Also present was Fire Chief Shayne Bott.

Others present: Jason and Tracy Jarvis, Paul and Darla Jarvis and Scott Strong.

Brent: Jason and Tracy are asking for a side yard variance. By State Law, the Board wouldn't be able to grant a variance because the owner has caused the hardship; the home is too big for the property.

There are options: turn the house lengthwise, purchase more property, remove the garage.

There needs to be a total of 20 feet between structures.

Paul: Why 20 feet?

Shayne: We need 20 feet to get a fire truck behind the home.

Tracy: Can they establish a road?

Brent: No. 20 feet required.

Paul: Asked if he can give Jason 10 feet of his property.

Brent: No. Paul's property would then be undersize.

Shayne: Deep lots in Santaquin because of septic tanks. That could change eventually because of new sewer.

Glade: Rules are for everyone. They must meet side yard Ordinance.

Jason: Trying to take the garage off their home is a hardship. The City will always have access to his backyard.

Brent: The Board can't grant a variance, it would be against State Law.

Jason: The property on either side of his property is owned by family. There will never be a problem getting behind his home. The Building Inspector gave permission to set the home on the property.

Brent: The other lot (Paula's) is worse than Jason's. It is a

corner lot, which requires 30 foot setbacks on front and side. They might want to combine Jason's and Paula's.

Scott: No.

Brent: There are not enough members present to vote, however, there is nothing the Board can do for the Jarvis'. We can't change State Law.

Brent: Just because the home is too big for the lot doesn't mean there is a hardship. The problem has been caused by the owner.