

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ADJUSTMENTS HELD FEBRUARY 14, 1985 IN THE COUNCIL CHAMBERS OF DRPAER CITY HALL AT 7:03 P.M.

MEMBERS PRESENT: Wayne Ballard, Marge Orgill, Duane Sadler.

OTHERS PRESENT: Wendy Johnson, LeRoy Johnson, Brent Pollard, Tom Spencer, Barbara Sadler and Arnold Webb.

Approval of minutes for January 24, 1985. Wayne Ballard made a motion to approve the minutes as printed. The motion was seconded by Marge Orgill. Voting was unanimous in the affirmative.

Variance - LeRoy and Wendy Johnson are asking for a variance which will allow them to place a building ten feet West of the East side of their property line at 501 West 12300 South. There are no existing buildings close to the property line at this time. This property is adjacent to an RR_43 zone which normally requires that buildings in a commercial or M-1 or M-2 zone maintain a 60 foot set back from any residential zone. Arnold Webb spoke against the variance since he and his brother own the property to the East. After much discussion, LeRoy Johnson agreed to change the site plan in order to have a 30' side yard on the East side of his building. Arnold Webb agreed to this compromise. Wayne Ballard made a motion to grant the variance for a 30' side yard on the East and a 50' side yard on the West. The motion was seconded by Marge Orgill. Voting was unanimous in the affirmative.

Variance - S. Brent Pollard is requesting a variance which will allow him to place a sign twenty feet back from the right-of-way instead of the thirty feet as required by the sign ordinance. The sign will be located at 12543 South 1300 East. After much discussion, Mr. Pollard agreed that if the variance is granted, if and when 1300 East is ever widened he will move the sign in compliance with the "then" ordinances. Wayne Ballard made a motion to allow the sign to be placed paralell with the road immediately in front of the large trees until such time as the City widens the road. At that time Mr. Pollard will move the sign to be in compliance with the "then" ordinances. The motion was seconded by Marge Orgill. Voting was unanimous in the affirmative.

Meeting was adjourned at 8:30 P.M.