

MINUTES OF THE BOARD OF ADJUSTMENTS HELD MARCH 2, 1994, BEGINNING AT 7:05 P.M. IN THE COUNCIL CHAMBERS OF DRAPER CITY HALL.

MEMBERS PRESENT: Chairman Jay Webb, Floyd Aurich, George Westbrook, and David Blaylock.

OTHERS PRESENT: Paul Glauser, Bruce Talbot, Harold Smith, Charles Nelson, Vanessa Nelson, and Barbara L. Sadler.

STUDY MEETING - 6:30 P.M.

1.0 Review and discuss new applications.

BUSINESS MEETING - 7:00 P.M.

2.0 Approval of minutes for November 17, 1993, and December 22, 1993.

2.1 Floyd Aurich made a motion to approve the minutes of November 17, 1993 as corrected. The motion was seconded by George Westbrook. Voting was unanimous in the affirmative.

2.2 George Westbrook made a motion to approve the minutes of December 22, 1993 as presented. The motion was seconded by Floyd Aurich. Voting was unanimous in the affirmative.

3.0 PUBLIC HEARING: VARIANCE APPLICATION NO. 94-13. CHARLES NELSON, DBA DRAPER VIDEO, IS REQUESTING A VARIANCE TO ALLOW A BUILDING CLOSER TO A RESIDENTIAL ZONE AND USE AND/OR THE FRONT SETBACK LINE ON PROPERTY LOCATED AT 978 EAST 12300 SOUTH.

3.1 The application was read by Jay Webb.

3.2 Bruce Talbot explained where the actual property is located and that the City Council approved the Nelson's use of the public right-of-way. The application is for an addition to a non-conforming building. The original proposal was to add onto the south end of the building. The alternate proposal is to put the addition on the west side of the existing building. The setback, of 48 ft., on the north side of the building does not meet the requirements of the ordinance which is 50 ft.

3.3 Charles Nelson explained that if the 50 ft. setbacks were met on both the north and south property lines, virtually no building could exist on the lot.

3.4 Harold Smith commented that he would not be opposed to having the addition on the west side of the existing building.

3.5 The board members discussed the need for landscaping and whether there would be enough parking if the City decides to utilize the right-of-way.

City Council Minutes
March 2, 1994
Page 2

- 3.6 Jay Webb read a letter from Harold and Erva Smith and noted that it should be entered into the minutes.
- 3.7 Floyd Aurich made a motion to approve the variance to allow a building closer to a residential zone and use based on plan "B", which would allow the addition to be built on the west side of the existing building and that they adhere to that plan including planters and beautification, and at any future date if the City utilizes the right-of-way, the owner must provide adequate parking to meet the ordinance requirements. The owner will also be required to install "Right Turn Only" at the two entrances on the northeast and on the east. The motion was seconded by David Blaylock. Voting was unanimous in the affirmative.
- 4.0 Adjournment.
- 4.1 George Westbrook made a motion to adjourn. The motion was seconded by David Blaylock. The meeting adjourned at 7:40 P.M.

Submitted by:
Barbara L. Sadler
City Recorder

February 28, 1994

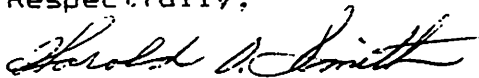
Board of Adjustment
Attention: Jay Webb, chairman
Draper, Utah

We are responding to the Notice of Public Hearing scheduled for March 2, 1994 regarding the application no. 94-13 of Charles Nelson dba Draper Video.

Charles spoke to me on January 8th about his desire to expand his building to within 10 feet of our property line. I told him I thought the ordinance requiring a 50 ft. setback from residential property was a good one and I felt not to waive this requirement, but hoped he could figure something else out without moving.

Charles and Vanessa are excellent friends and neighbors and we would like to do anything reasonable to help them. As "open space" becomes increasingly important in our rapidly-growing city, we feel this is not a reasonable request and therefore register our opposition to the proposed expansion which would encroach on the open space provided for in the ordinance.

Respectfully,


Harold O. Smith

Erva A. Smith

