

TOWN OF PAYSON
BOARD OF ADJUSTMENT
MINUTES OF THE PUBLIC MEETING
MARCH 4, 2020

A Chairman Underwood called the duly posted public meeting of the Board of Meeting Time Adjustment to order at 3:00 p.m. in the Town Council Chambers. & Place

B MEMBERS PRESENT: Patrick Underwood; Doug Martin; Micah Utterback; Roll Call Pamela Jackson; and Jeffrey Aal. ABSENT: Butch Joyner; and Linnie Raichert.

C STAFF PRESENT: Doni Wilbanks, Planning and Development Director; and Staff Present Chris Floyd, Executive Assistant.

D OTHERS PRESENT: Eric Santana, contractor and Kent Torres. Others Present

E Doug Martin moved, seconded by Pamela Jackson, to approve the minutes of the Approval Of October 10, 2018 meeting, pages 238-239. Minutes

Motion carried 3-0-2. Patrick Underwood and Jeffrey Aal abstaining.

<p>F SCHEDULED HEARING (S): V20-001 Variance Request Filed by: Doug Siek, property owner Location: 904 South Pinecone Street Purpose: A request for relief from the 20' front setback requirement to allow construction of a residence.</p>	<p>V20-001 904 South Pinecone St.</p>
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G Chairman Underwood read the above application and asked for a staff report. Staff Report

Doni Wilbanks, Planning and Development Director, summarized the staff report. Staff finds the following to be true and correct:

1. Due to special circumstances applicable to the property, particularly the drainage/topography, the strict application of these regulations will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.
2. That a grant of a variance will be subject to conditions as will ensure that the adjustment authorized will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.
3. The special circumstances applicable to the property are not self-imposed by any person presently having an interest in the property.
4. The variance will not allow the establishment of a use which; is not otherwise permitted in the zoning district; would result on the extension of

a non-conforming use; would change the zoning classification of any or all of the property.

- 5. This variance applies only to the footprint of the proposed single family residence as submitted in this application.

The Board asked questions, which were answered by the applicant representative and staff.

- A Chairman Underwood opened the public hearing.

Public
Comments

Kent Torreso expressed concerns regarding the residence becoming a vacation rental and the traffic it would create.

Chairman Underwood closed the public hearing.

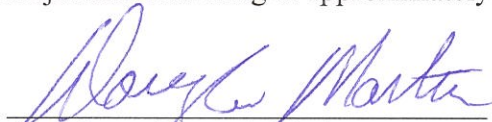
- B Doug Martin stated I find the special circumstances of the property, including the topography/drainage of the parcel to be valid; the anticipated structure would be of minimal impact to adjoining property; and the denial of the variance could deprive this property of privileges enjoyed by other property of the same classification in the same zoning district; Therefore, I move to approve application V20-001, a request to allow a 15 foot encroachment into the front yard setback for the proposed single family residence at 904 South Pinecone Street, tax parcel 304-42-050, with the following condition:
 - Motion To Approve V20-001

- 1. This variance applies only to the footprint of the proposed single family residence as submitted in this application.

Motion was seconded by Pam Jackson.

Motion carried 5-0.

- C With no further items on the agenda, Chairman Underwood adjourned the Board of Adjustment meeting at approximately 3:20 p.m. Adjournment



 Patrick Underwood, Chairman

Approved



 Chris Floyd, Executive Assistant