

## MINUTES

### BOARD OF ADJUSTMENTS

December 2, 1986

10:00 a.m.

Members present: Don Hawkins, Robert Boone, James Canaday,  
Grace Bartsch.

Staff present: Pat Payne and Barry LeBaron

Visitors present: Mr. Lee Birkhead, Mrs. William D. Brown, Robin  
Brown, and Mr. & Mrs. H. L. Morgan.

The meeting was called to order at approximately 10:00 a.m. by  
Chairman Don Hawkins.

The only item on the agenda was the consideration of a request  
from Mr. William D. Brown for a 4 foot Variance for a set-back  
requirement on a side yard on property located at 400 Aspen Road.

Mr. Hawkins asked for discussion either for or against the  
request. Mr. Lee Birdkhead, the contractor for the proposed  
building, spoke first in favor of the request stating that the  
plans were drawn within the utility easements. The area in  
question, he stated, will be close to the side yard on the North  
side of the house, but the house located on the lot to the North  
of the Brown property is some 25 feet from the property line with  
a drive way between the house and the property line. He stated  
further that the area would be a buffer of approximately 31 feet,  
which would keep the two buildings from having a crowded  
appearance and not have a detrimental effect on the neighborhood.  
Mr. LeBaron spoke next indicating the problems and difficulties  
with proposed construction on a peculiar shaped lot such as the  
one in question. He recommended the Variance be approved rather  
than having the contractor move the location of the house on the  
lot, making further problems on the South side which faces  
Wheeler Creek Drive, making the house too close to the street.  
Mrs. Sue Brown spoke next asking the Board to approve the request  
for the Variance, as she and Mr. Brown would like to leave the  
location as it was presented. Mr. Hawkins then asked for any  
discussion in opposition to the requested Variance and there was  
none.

With no further discussion, a motion was made by Mr. Robert Boone  
and seconded by Mrs. Grace Bartsch to approve the four foot, nine  
inch Variance on the property. Motion carried unanimously.

There being no further business, the meeting was adjourned by  
Chairman Don Hawkins, at approximately 10:35 a.m.