

**TOWN OF YAMPA
BOARD OF ADJUSTMENT MEETING
AUGUST 4, 2021
YAMPA TOWN HALL – 10 MAIN STREET
CROSSAN BUILDING – 2ND FLOOR**

CALL TO ORDER & ROLL CALL:

Member Jeff Drust called the Board of Adjustment (BOA) meeting to order at 7:32 p.m.

Other Members present at roll call were: Mike Lewis, Stacey Geilert, Crystal McLaughlin, and Gene Sanders.

Others in attendance: Town Clerk (Clerk) Sheila Symons, Deputy Clerk (DC) Nora Phillips, Public Works Water Wastewater (PWWW) Ben Mitchell, Public Works Assistant (PWA) Greg Samuelson, Mary Alice Page-Allen, Page-Allen Associates, LLC; Brad Wheeler; Melanie Cave, Jonathan Cave, Michael French, Jan Symchych, Ken Montgomery, Aaron Symons, Tim Corrigan, Donna Corrigan

BRAD WHEELER – PUBLIC HEARING – EXCEPTION REQUEST – LOT AREA

Ms. Page-Allen reviewed the information contained in the Advisory Report provided on this matter in the BOA packet. She noted that the parcel of property is an existing non-conforming lot created in 1971, and that the Town Code contains a provision that the BOA can authorize a lot area exception/variance of less than 20% subject to specific findings of fact. She noted that this proposal is an 8% lot area exception of 914 sq. ft. and that her recommendation for approval outlined in the Advisory Report shows that the request complies with the required findings of facts.

Member Drust opened the public hearing for comments from the public. There were none. Member Drust closed the public hearing.

MOTION

Member Geilert moved to approve the exception/variance request from the land area requirement of 12,000 sq. ft. to locate a residential duplex on 11,086 sq. ft. in the R-2 zone district at 161 & 167 E First Street is approved with the following Findings of Fact:

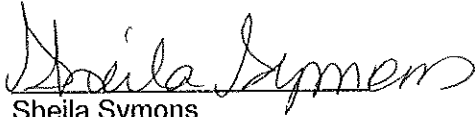
1. That the unusual circumstances or conditions related to this parcel do not exist throughout the neighborhood or district in which the property is located.
2. That, because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this zoning ordinance.
3. That such unnecessary hardship has not been created by the applicant.
4. That approving the variance will not alter the essential character of the neighborhood or district in which the parcel is located, nor will it substantially or permanently impair the appropriate use or development of adjacent property.
5. That approving the 914 sq. ft. (8%) variance is the minimum variance that affords relief of the land area requirements of the zoning ordinance.

Subject to the following condition:

1. Any approval of the exception is subject to the approval by the Board of Trustees of the concurrent rezone request submitted by the Applicant.

ADJOURNMENT

At 7:41 p.m. Member Drust adjourned the meeting.



Sheila Symons
Town Clerk/Treasurer



Jeffrey L. Drust, Chair

September 1, 2021