

AGENDA

HIGHLAND CITY BOARD OF ADJUSTMENTS

Date: December 5, 2005

Highland City Building, 5378 West 10400 North

Time:

1. CALL TO ORDER
2. APPROVAL OF MINUTES
Minutes of November 7, 2005
3. SCHEDULED ITEMS

3.1 Request for Variance for Eight Homes Constructed by Ivory Homes

Background: Ivory Homes is requesting variances to Sec. 10-102: (23) Grade of Building for eight homes which they have constructed in Dry Creek Highlands Phase 3. The definition of "Grade of Building" states as follows: (a) The elevation of the curb at the point perpendicular to the midpoint of the facing wall. The foundation height may not exceed 24" above the elevation of the curb perpendicular to the midpoint of the fronting wall. **(b) For up-sloping lots the grade shall be finished grade (per the approved as-built grading plan of the recorded subdivision) at the point of contact with the building foundation. Foundation height may not exceed 42" above the elevation of the curb perpendicular to the midpoint of the fronting wall.** (c) For down-sloping lots the grade shall be finished grade (per the approved as-built grading plan of the recorded subdivision) at the point of contact with the building foundation. Foundation height may not exceed 24" above the elevation of the curb perpendicular to the midpoint of the fronting wall. The detail on variances for the eight homes is as follows:

- (1) **Lot #311 Dry Creek Highlands Phase 3.** This particular lot is located at the end of a cul-de-sac and the grades slope up from the end of the street. The grades continue to slope up until approximately the mid-point of the lot where it then begins to level off. This condition makes it unreasonable to attempt to maintain a maximum height of 42" from the top of the proposed foundation of the home and the top back of curb at the mid point of the home. Proposed height is to be approximately 84" at the mid point of the home. The home is a single story rambler and is pushed as far back as set-back restrictions allow. This will still result in a driveway that is approximately a 12% grade.

- (2) **Lot #313 Dry Creek Highlands Phase 3.** This particular lot is located at the end of an uphill cul-de-sac and the existing grades continue to slope up from the end of the street.
- (3) **Lot #315 Dry Creek Highlands Phase 3.** The unique slopes of this lot and the existing height difference from the building pad to the existing curb make it unreasonable to attempt to maintain a maximum height of 42" from the top of the proposed foundation of the home and the top back of curb at the mid point of the home. Our proposed height is to be approximately 72" at the mid point of the home. The west side of the home's foundation should not exceed 30" in height to the curb.
- (4) **Lot #316 Dry Creek Highlands Phase 3.** The unique slopes of this lot and the existing height difference from the building pad to the existing curb make it unreasonable to attempt to maintain a maximum height of 42" from the top of the proposed foundation of the home and the top back of curb at the mid point of the home. Our proposed height is to be approximately 60" at the mid point of the home. The west side of the home's foundation should not exceed 24" in height to the curb.
- (5) **Lot #319 Dry Creek Highlands Phase 3.** The unique slopes of this lot and the existing height difference from the building pad to the existing curb make it unreasonable to attempt to maintain a maximum height of 42" from the top of the proposed foundation of the home and the top back of curb at the mid point of the home. Our proposed height is to be approximately 60" at the mid point of the home.
- (6) **Lot #320 Dry Creek Highlands Phase 3.** This particular lot has a pronounced hump in the central portion of the lot that continues rising towards the rear and the road grades slope down at the mid point of the lot. This condition makes it unreasonable to attempt to maintain a maximum height of 42" from the top of the proposed foundation of the home and the top back of curb at the mid point of the home. Our proposed height is to be approximately 84" at the mid point of the home.
- (7) **Lot #321 Dry Creek Highlands Phase 3.** The grade on this lot slopes up from the street and continues rising towards the rear. This condition makes it unreasonable to attempt to maintain a maximum height of 42" from the top of the proposed foundation of the home and the top back of curb at the mid point of the home. Our proposed height is to be approximately 60" at the mid point of the home.
- (8) **Lot #322 Dry Creek Highlands Phase 3.** The grade on this lot slopes up from the street and continues rising towards the rear. While the street drops down in elevation, effectively rising the building pad higher. This condition makes it

unreasonable to attempt to maintain a maximum height of 42" from the top of the proposed foundation of the home and the top back of curb at the mid point of the home. Our proposed height is to be approximately 84" at the mid point of the home.

4. ADJOURNMENT