

Call to Order:

Board Attendance:

Jeff Nail – Board Chair -
Bill Robinson -
Jerry McLaughlin -

Kyle Foster -
Grenda Lewis -

Others Attending:

Approval of Minutes: 1-10-24

1. Variance Request of:

Sub-Article 70.1 Density & Dimension Standards

Lots with an area of 3 to 4 acres located on interior subdivision streets shall be subject to a minimum lot width of 200 feet at the building line. All other lots shall be subject to a minimum lot width of 300 feet.

Representative: Tom Waters

Location: Off the SW corner of Brady Creek Rd, approximately .70 miles east of Southpoint Dr, Richmond (S23-T54-R28)

Request: Allow a new 5-acre parcel with no road frontage to be created within a 60-acre parcel that has no road frontage. The 60-acre parcel is accessed from an easement that touches Brady Creek Road and runs north and south along the east side of the 60-acre parcel. The 5-acre parcel would then be accessed by way of a new easement that extends 895 feet across the 60 acres to the proposed building site.

2. Variance Request of:

Sub-Article 100.6 B.1. Residential Design Standards – Roof Pitch

All detached houses shall be subject to the residential design standards of this Article, provided that houses located within mobile home parks shall not be subject to these standards. The County's currently adopted building codes shall govern all building requirements.

B. Roof 1. Pitch

The roof shall have a 5:12 pitch (i.e., a vertical rise of at least 5 inches for every 12 inches of horizontal run).

Representative: Jake Beggs, Beggs Construction

Property Owner: Alex Vickers

Location: Lot 2 of Deer Ridge Estates on the east side of Rattlesnake Rd, approximately .45 miles south of E 212th Street, Cowgill (S21-T54-R27). Containing 8.39 acres.

Request: Request for a 3:12 roof pitch, in order to achieve the architectural style the owner is looking for, while still abiding by the code, an architectural engineer has been obtained for the project to design a roof that utilizes correctly sized rafters, matched with the given span to account for the required snow load of 20 psi.