

Mr. Gray

BOARD OF ADJUSTMENT AND APPEALS
Tuesday - July 16, 1968 - 8:00 A. M.
CONFERENCE ROOM - CITY HALL

Members Present: Warren Turner, Chairman, Rudolph Susman,
Anthony M. Mastrovich, E. H. Settle, and
Cecil Hobbs.

Others Present: Don Warner, Development Director, Richard
Gray, City Manager, Leonard Huff, and
Bob VanDeusen.

I. VARIANCE IN SET BACK FOR A BUILDING FOR INTERMOUNTAIN BIBLE
COLLEGE

Don Warner explained that the required set back in area is 15'.
The property line is 2' inside edge of sidewalk. The zoning
is R-3 - which allows this class and dormitory use. It was
also explained that if the lot was platted running the East-
West direction instead of the North-South - there would be no
need for a request for variance in set back.

Bob VanDeusen, Architect, showed the Board a model building
of the proposed Intermountain Bible College, stating where it
is to be placed on the Lots and the footage from all property
lines. Mr. VanDeusen said the plans are for three buildings
to be built on the campus later. The building that is being
planned now is at the North part of the site.

Leonard Huff, 1235 Elm Avenue, opposed the request, stating
that he thinks the Board of Adjustment is starting something
that they cannot stop - giving privileges to some and not to
others.

Rudolph Susman said that he approves of progress and thinks
that the Bible College is moving in the right direction.

Leonard Huff withdrew his objection after a discussion which
included the distance (20') that the College will be from his
property line.

Don Warner suggested that if this be granted - The Bible College
should be asked to deed the 10' right-of-way needed by the City.


Mr. E. P. Settle moved that the request for a variance in
set back for a building for Intermountain Bible College
located on the N 1/2 of Lots 1, 2, 3, and 4 and all of Lots
5 & 6 of Block 2 of Henderson Heights Subdivision. (SE Corner
of 12th and Elm Avenue.) be granted, stating that the set back
be 3' from the South property line and 9 1/2' from the North
property line and the Intermountain Bible College deed the 10'
right-of-way off of Elm Avenue to the City. The motion was
seconded by Hobbs and passed.

II. MINUTES OF MAY 28, 1968

Mr. Settle made a motion that the minutes of the last meeting be approved as written. Motion was seconded and carried.

III. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.



Don Warner
Development Director