

**Mayfield Town
Board of Appeals
Tuesday October 6, 2020
7:00 PM**

Present are Board of Appeals members Dorinne Jacobs, Johnny Anderson, Andy Peterson, and Joe Donaldson. Also present are Zoning Administrator Grant Hansen, Councilman Jake Dyreng, Amanda Bennett Clerk/Recorder, as well as Pat and Butch Butcher.

Meeting is called to order at 7:03 pm by Grant Hansen states it will be best to walk over and look at the property and explains the lot is a non conforming lot because it was there before the zoning ordinance was adopted. It's a lot that is not able to be split, so whoever purchased the lot is not allowed to split it. Discussion ensues about any conditions that will be needed upon approving a variance.

7:05 PM board leaves to visit the property. Record paused.

7:16 PM board returns. Grant explains a couple terms that need to be agreed upon in order to approve the variance. Where property goes down the road and then becomes flat is where all parking would need to be, he reiterates the lot cannot be split. The board would like to see a visual barrier along the park, and the house would need to face east, to south east. Seller would need to disclose these conditions to the buyer. A letter will be sent that summarizes the conditions.

For visual effect they would like to have the lot squared off on the frontage, instead of going off the existing survey marker.

Discussion ensues about the visual barrier. Property owners and the town need to come to an agreement and a plan to do a visual barrier.

7:22 PM Motion is made by Andy to (above conditions), second johnny , motion passes unanimous.

Meeting adjourned at 7:23 PM Discussion ensues about the 8 foot easement along the front north corner edge of his parcel with existing home, the board would like to have them square that off, and keep it squared.

A motion is made by Andy to approve the variance with the stipulation 1. all parking for the property must be far enough back on the lot that it is on flat ground. 2. the property cannot be split in any way, not now or in the future. 3. any future home or structure built on the lot must face East, or South East. 4. a visual barrier will be constructed between the property and the Town Park. Property owner agrees to contact Mayfield Town and work out an agreeable visual barrier 5. sellers of the property must disclose these conditions to any buyers, who also agree to these conditions. Amanda will prepare the required document for recording.

Meeting adjourned at 7:25 PM