

**RESULTS LIST
BOARD OF ADJUSTMENT
May 17, 2001**

**BATE 2001032
Linh T. Huyen Mai**

RESULT - APPROVED WITH CONDITIONS

To allow a one year time extension for the Development Order for BA2000-42 and for Condition 2, that required a building permit by April 17, 2001.

BATE 2001032	To allow for the following:	FROM:	TO:	TOTAL OF
	1. A one year time extension for the Development Order for BA2000-42	July 20, 2001	July 20, 2002	12 Months
	2. A one year extension for Condition 2, that required a building permit by April 17, 2001.	April 17, 2001	April 2, 2002	6 Months
	3. A six month time extension for Condition 1, requiring a Copy of the BA Result Letter and Site Plan be submitted by October 20, 2001	October 20, 2001	April 2, 2002	12 Months

The above variance was granted subject to the following zoning condition(s):

1. By April 20, 2002, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan (Exhibit 9, revised indicating the removal of the carport and denoting the BOFA conditions), simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)
2. By April 20, 2002, the applicant shall obtain a building permit for the landscaping, parking lot, building renovations, and the 570 sq/ft. building addition. (DATE: MONITORING-BLDG PERMIT)
3. October 20, 2000, the property owner shall provide a copy of the revised site plan, as required under condition number 1, to the Board of Adjustment Staff. (BOFA-ZONING) **COMPLETED ON OCTOBER 20, 2000**

RESULTS LIST

**BOARD OF ADJUSTMENT
May 17, 2001**

**BOFA 2001033
David And Tara R. Canfield**

RESULT - APPROVED WITH CONDITIONS

To allow a reduction in the landscape buffer by 2 feet to accommodate a proposed swimming pool and screen enclosure for lot 19 with the Vineyard subdivision.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001033	7.3.F Landscape Code, Perimeter Buffers, Require 7 Feet in accordance with approved Site plan. Reduce buffer for only lot 19	7 Feet	5 Feet	2 Feet
ADDRESS OF PROPERTY:	9700 Vineyard Crt			

The above variance was granted subject to the following zoning condition(s):

4. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
5. By January 17, 2002, the applicant shall obtain a building permit for the swimming pool in order to vest the landscape buffer reduction variance. (DATE: MONITORING-BLDG PERMIT)
6. The applicant shall maintain the 5 foot wide landscape easement in the rear of the lot for the required landscaping. No encroachments from the pool or screen enclosure shall be permitted into the 5 foot remaining landscape easement. (ONGOING)
7. Zoning staff shall amend the Vineyards Site Plan to reflect the variance on lot 19 and the BA2001033 conditions of approval. (ZONING-BA)

**RESULTS LIST
BOARD OF ADJUSTMENT
May 17, 2001**

**BOFA 2001033
David And Tara R. Canfield**

RESULT - APPROVED WITH CONDITIONS

To allow a reduction in the landscape buffer by 2 feet to accommodate a proposed swimming pool and screen enclosure for lot 19 with the Vineyard subdivision.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001033	7.3.F Landscape Code, Perimeter Buffers, Require 7 Feet in accordance with approved Site plan. Reduce buffer for only lot 19	7 Feet	5 Feet	2 Feet
ADDRESS OF PROPERTY:	9700 Vineyard Crt			

The above variance was granted subject to the following zoning condition(s):

8. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
9. By January 17, 2002, the applicant shall obtain a building permit for the swimming pool in order to vest the landscape buffer reduction variance. (DATE: MONITORING-BLDG PERMIT)
10. The applicant shall maintain the 5 foot wide landscape easement in the rear of the lot for the required landscaping. No encroachments from the pool or screen enclosure shall be permitted into the 5 foot remaining landscape easement. (ONGOING)
11. Zoning staff shall amend the Vineyards Site Plan to reflect the variance on lot 19 and the BA2001033 conditions of approval. (ZONING-BA)

**RESULTS LIST
BOARD OF ADJUSTMENT
May 17, 2001**

**BOFA 2001035
Pauline J. Williams**

RESULT - GRANTED

To allow an existing fence to remain at 6 feet in the front yard.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001035	6.6.A.2.c. Supplementary Regulations: Fence Height in the front Yard	4 Feet	6 Feet	2 Feet
ADDRESS OF PROPERTY:	16433 Glasgow Dr. E			

The above variance was granted subject to the following zoning condition(s):

- 12. This variance BA2001035 is limited to the fence height of 6 feet in the front yard along the west and east property line. The fence adjacent to the front property line shall comply with the 4 foot height. (Ongoing)**

**RESULTS LIST
BOARD OF ADJUSTMENT
May 17, 2001**

**BATE 2001038
BRCH Corp**

RESULT - APPROVED WITH CONDITIONS

To allow a one year time extension for the Development Order which was approved on May 18, 2000 and will expire on May 18, 2001.

BATE 2001038	To allow a one year time extension for the Development Order which was approved on May 18, 2000 and will expire on May 18, 2001.	FROM: May 18,2001	TO: May 18, 2002	TOTAL: 12 MONTHS
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The above variance was granted subject to the following zoning condition(s):

13. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT:BLDG)
14. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (DRC: ZONING)
3. Prior to Development Review Committee certification, the applicant shall submit and receive Zoning Division approval of a Alternative Landscape Betterment Plan, that is consistent with the Landscape Plan, Exhibit 21, in the BA file BA2000-027, in the Zoning Division. (DRC-ZONING)

**RESULTS LIST
BOARD OF ADJUSTMENT
May 17, 2001**

**BOFA 2001039
Albanes Homes Inc.**

RESULT - APPROVED WITH CONDITIONS

To allow lot 240 to exceed the permitted building coverage for a proposed zero lot line home

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001039	6.6.D Zero Lot Line Property Development Regulations: Maximum Building Coverage	50%	55%	5%
ADDRESS OF PROPERTY:	10410 Gold Leaf Drive			

The above variance was granted subject to the following zoning condition(s):

ZONING CONDITION(S):

15. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. **(BLDG PERMIT: BLDG)**
16. Prior to January 17, 2002, the applicant shall obtain a building permit for **240**, (PCN 00424327100002400), within the Club at Indian Development (Petition 93-034) in order to vest the building coverage variance approved pursuant to BA2001039 **(DATE: MONITORING-BLDG.PERMIT)**
17. The Elgrande B model of 3, 053 square feet, as shown on the floor plan exhibit in the BA2001039 file, shall not be modified on Lot 240. **(ONGOING)**
18. By July 17, 2001, the applicant shall amend the approved Site Plan through an Administrative Amendment to reflect the lot 240, subject of the variances of BA2001039. Also the BA conditions shall be placed on the approved Site Plan. **(DATE: MONITORING-DRC)**
19. The variance to exceed building coverage pursuant to BA2001039 is limited to Lot 240(PCN 00424327100002400), within the Club at Indian Lakes (a.k.a. Rossmoor Lakes), Petition 93-034. The variance was only for the Elgrande B model, as shown on the floor plan Exhibit in the BA2001039 file. **(ONGOING)**

ENGINEERING COMMENT(S):

No comment **(ENG)**