

**GRANT COUNTY
BOARD OF ADJUSTMENT
AGENDA**

Chairman: Doug Rathbone
Vice Chairman: John McMahan
Board Members: Norman Estoos, Don Gillespie, Jr., Paul Kersey, and Howard Hyer, Gerry Ramm
Secretary: RoseMary Dart
Alt. Secretary:

COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE - EPHRATA, WASHINGTON

**JULY 11, 2007
7:00 P.M.**

Approval of June 13, 2007 Meeting Minutes.
Approval of June 13, 2007 Decisions of the Board.

1. **Public Hearing – Alan Scott - Variance** – to the 5-ft minimum side setback requirement as defined in UDC 23.12, Table 2. The Applicant intends to subdivide the subject parcel with a proposed lot line within two (2) feet of an existing shop in the Agriculture Zone of Grant County.
File No. 07-4778 S 9, T 18 N, R 30 RICK RETTIG-PROJECT PLANNER
2. **Public Hearing – Lynn Preston - Variance** –for the required 5 ft side yard set back in the Rural Residential 2 Zone of Grant County.
File No. 07-4789 S 35, T 20 N, R 28 BILLIE SUMRALL-PROJECT PLANNER
3. **Public Hearing – Sundown Inc - Variance** – to the requirement limiting the size of accessory structures to 1,500 square feet prior to the construction of a primary use as defined by GCC § 23.08.020(a)(1) in the Urban Residential 3 Zone of Grant County.
File No. 07-4809 S 20, T 19 N, R 28 RICK RETTIG-PROJECT PLANNER
4. **Public Hearing – PDG Inc - Variance** – to GCC 23.04.520(c) Size Limitation, limiting the total gross floor area for all uses to 6,000 square feet or less in the Rural Commercial Zone of Grant County.
File No. 07-4810 S 33, T 19 N, R 29 HECTOR TORRES-PROJECT PLANNER
5. **Public Hearing – Cliff Naser - Variance** – to GCC 23.08.020(a) (1) that limits the square footage of accessory structures prior to the establishment of a primary use structure to 1,500 square feet in the Rural Village Residential 1 Zone of Grant County.
File No. 07-4814 S 22, T 14 N, R 23 DOROTHY BLACK-PROJECT PLANNER
6. **Public Hearing – Guardian Fiberglass - Variance** – to GCC 23.12.070 (h), 35' height restriction for structures in the Urban Heavy Industrial Zone of Grant County.
File No. 07-4834 S 16, T 19 N, R 29 DOROTHY BLACK-PROJECT PLANNER
7. **Public Hearing – Clay Johnson - Variance** – to reduce the 50-foot minimum road frontage requirement for new lots in the Urban Residential 2 Zone of Grant County.
File No. 06-4479 S 20, T 19 N, R 28 HECTOR TORRES-PROJECT PLANNER