

TOWN OF FRASER
BOARD OF ADJUSTMENT
Resolution No. 2018-08-02

A RESOLUTION RECOMMENDING APPROVAL OF A VARIANCE REQUEST PRESENTED BY ANNE RICHARDS ON BEHALF OF VERISON WIRLESS TO CONSTRUCT A 40' MONOPOLE DISGUISED AS A CLOCKTOWER WITH ASSOCIATED GROUND EQUIPMENT AT 520 N. ZEREX STREET FRASER, MORE LEGALLY DESCRIBED AS 1ST – EASTOM 1ST LOT 8-17, BLOCK 10 THE WEST HALF OF LOT 17).

WHEREAS, on August 29, 2018, the Board of Adjustment reviewed a proposed variance request at 520 N. Zerex Street in accordance with Section 19-1-330 of the Fraser Land Development Code; and

WHEREAS, the Board of Adjustment may grant a variance only if it finds certain conditions to be present; and

WHEREAS, the Board finds that there are unique physical circumstances associated with the affected property that do not exist throughout the neighborhood; and this location was selected after an extensive search of surrounding properties that were eliminated due to geographic, zoning suitability and owners' interest; and

WHEREAS, the Board finds that the unique circumstances and any hardship have not been created by the applicant; and

WHEREAS, the Board finds that if the variance is granted, this will not alter the character of the neighborhood or impair the use of adjacent conforming property; and

WHEREAS, the Board finds that strict compliance with the Fraser Land Development Code would not adequately achieve the coverage Verizon is seeking; and

WHEREAS, the Board finds that if the variance is granted, it will not be detrimental to the public good or the intent of the Zoning Code or the spirit of the Fraser Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN OF FRASER BOARD OF ADJUSTMENT HAS VOTED TO APPROVE THIS VARIANCE REQUEST TO CONSTRUCT A 40' MONOPOLE DISGUISED AS A CLOCKTOWER WITH ASSOCIATED GROUND EQUIPMENT AT 520 N. ZEREX STREET WITH THE FOLLOWING CONDITIONS:

1. Verizon agrees to allow co-location in the future; and
2. Verizon agrees to the incorporation of "stealth" tower design, which attempts to mimic/blend in with surrounding features; and
3. All components and infrastructure of this facility shall be constructed of non-reflective materials and painted to blend into the natural environment and backdrop of the site to minimize visual impacts and be repainted as necessary; and
4. An executed lease agreement shall be provided prior to issuance of a building permit. This shall include contact information for property owner; and
5. The applicant shall provide ingress and egress easements necessary to access the site prior to issuance of a building permit; and

6. A maintenance and security plan shall be provided prior to issuance of a building permit.

DULY MOVED, SECONDED AND APPROVED THIS 29th DAY OF AUGUST, 2018.

FRASER BOARD OF ADJUSTMENT

ATTEST:

BY: _____
Chairperson

Town Clerk