

Variations for Setbacks in Redhill Forest.

Setbacks for all structures in Redhill Forest are 50 ft. from front, 25 feet from side property lines, and 25 ft. from rear property line. Variations to these setback requirements must be requested from the ACC and the county planning department. The ACC can grant a variance of 30 feet from the front, 20 feet from the side and back without county approval. A variance requested must be on a lot that has a barrier with the landscape that does not permit modifying or development of the lot. The severity of the barrier is decided by the ACC.

Requested variations that are less than 30 feet from the front, 20 feet from the side, or 20 feet from the back must apply with the county before a variance can be granted from the ACC. This entails an application through the county Planning Dept., a non-refundable \$700 fee and a public hearing in front of the Board of Adjustments. It is suggested to first contact the ACC for the variance before applying with the county.

Anyone interested in a variance should talk to one of the county planners to find out if their request can be recommended for approval. The requirements for approval are:

1. A strict application of this Resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of a specific piece of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land; and
2. The applicant provided reasonable and adequate evidence that the variance request is not a self-imposed hardship that can be rectified by means other than relief through a variance; and
3. There exists no substantial detriment to any neighbor or to the public by the granting of the variance; and
4. The intent and purpose of the regulation being varied is not substantially impaired or defeated by the granting of the variance.

Distances between structures are not regulated by the county but if there is less than 3 ft. between two structures, fire blocking will be required.