

Weber County Board of Adjustment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use) \$225.00	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Hanson Family Revocable Trust		Mailing Address of Property Owner(s) 529 Emerald Bay Laguna Beach, CA 92651	
Phone (949) 395-1367	Fax (949) 644-1142		
Email Address rondell.hanson@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Rondell B. Hanson		Mailing Address of Authorized Person 529 Emerald Bay Laguna Beach, CA 92651	
Phone (949) 395-1367	Fax (949) 644-1142		
Email Address rondell.hanson@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Appeal Request

☒ A variance request:

___ Lot area
 ___ Yard setback
 x Frontage width
 ___ Other: _____

☐ An Interpretation of the Zoning Ordinance

☐ An Interpretation of the Zoning Map

☐ A hearing to decide appeal where it is alleged by appellant that there is an error in any order, requirement, decision or refusal in enforcing of the Zoning Ordinance

☐ Other: _____

Property Information

Approximate Address 148 N 10630 E Huntsville UT 84317	Land Serial Number(s) 21-019-0007
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Current Zoning R-1	
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Existing Measurements

Required Measurements (Office Use)

Lot Area 20,608 sq feet	Lot Frontage/Width 66.03'	Lot Size (Office Use)	Lot Frontage/Width (Office Use)
Front Yard Setback	Rear Yard Setback	Front Yard Setback (Office Use)	Rear Yard Setback (Office Use)
Side Yard Setback	Side Yard Setback	Side Yard Setback (Office Use)	Side Yard Setback (Office Use)

Applicant Narrative

Please explain your request.

This lot adjoins the Fraternal Order of Eagles campground. An existing fence has been in place since at least 1958. A copy of the record of survey showing the fence line is attached. The Eagles and the Hanson family have reached an agreement to modify the lot line to follow the fence. A copy of the letter agreement is also attached. The Eagles have constructed facilities and utilities that border the fence that will be very difficult to move. The lot has been occupied over the years with the assumption that the fence line is the property boundary. The Applicant will quitclaim a portion of the lot to the Eagles and the Eagles, in turn, will convey a part of their property so that the fence line will become the new westerly lot line. The lot does not actually front on a public right-of-way. The private road ends at the northeasterly corner of the lot. A variance is requested because the northerly lot line of the lot when modified is only 66.03 feet. This is a condition peculiar to this property and has no application to any of the surrounding areas. There will be an unreasonable hardship to both the Eagles and the Applicant if the long-standing fence has to be removed and the existing infrastructure destroyed to create a legally conforming lot.

Variance Request

The Board of Adjustment may grant a variance only if the following five criteria are met. Please explain how this variance request meets the following five criteria:

1. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance.
 - a. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought, and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
 - b. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.

Variance Request (continued...)

2. There are special circumstances attached to the property that do not generally apply to the other properties in the same zone.

a. In determining whether there are special circumstances attached to the property, the appeal authority may find that special circumstances exist only if the special circumstances relate to the hardship complained of, and deprive the property of privileges granted to other properties in the same zone.

Please describe the special circumstances attached to the property that do not generally apply to the other properties in the same zone:

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.

Variance Request (continued...)

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

5. The spirit of the land use ordinance is observed and substantial justice done.

Property Owner Affidavit

I (We), Hanson Family Revocable Trust, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature] Trustee
(Property Owner)
Randall B. Hanson

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____

See Attached Form

(Notary)

Authorized Representative Affidavit

I (We), Randall B. Hanson, Trustee, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Randall B. Hanson, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Hanson Family Revocable Trust
by Randall B. Hanson, Trustee
(Property Owner)

[Signature]
(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

See Attached Form

(Notary)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)On 3/31/15 before me, Patricia Nguyen, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Randell B. Hanson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Patricia Nguyen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

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State of California)
County of orange)
On 3/2/15 before me, Patricia Nguyen, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Randell B. Hansen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Patricia Nguyen
Signature of Notary Public

Place Notary Seal Above

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☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

LETTER OF AGREEMENT

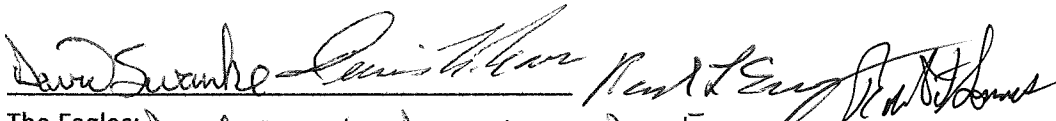
February 17, 2015


RE: Long standing fence.


To whom it may concern:

We the undersigned representatives of the Ogden Aerie No. 2472 Fraternal Order of the Eagles (Eagles) hereby represent and state that the common fence line between our property, known as Weber County Serial Number 21-019-0007, and our neighbor to the east, known as Weber county Serial Number 21-019-0006 owned by the Hanson Family Revocable Trust Dated June 6, 1991 (Hanson), is and has been the dividing line and boundary between our respective properties for a long period of time. That time is for as long as the Eagles have owned the property dating to May 31, 1958 by a Warranty Deed from E.H. Slade recorded as Book 581 Page 208 recorded on June 2, 1958.

Because this fence line does not identify the deeded location of the boundary and because of the long standing nature of the fence and the fact that the Eagles and Hanson have used, improved, and occupied to this fence for as long as we have owned the property, it is our intent and desire to follow through with the necessary and proper documents to fix and secure this fence line as the property line in the public deed records.


The Eagles: David Swanke, Dennis Casper, Ron Ewing, Bob Sommers
Name: Board of Trustees
Title: Worthy President


Virginia McKay
Worthy Secretary


Rondell Hanson