



REQUEST FOR VARIANCE

HOMEOWNER(S): Tom Bacon
LOT NUMBER & NEIGHBORHOOD: Lot 24 Mtn Homes, Heartwood
PROPERTY ADDRESS: 7903 E Heartwood
ASSESSORS PARCEL FILE #: 231290001
ARCHITECT: ONOMA ARCHITECTURE

To Whom It May Concern,

We are requesting approval to relocate the buildable envelope on **Lot 24**, as outlined by the Architectural Review Committee of the Powder Haven HOA. This adjustment is intended to preserve the existing trees along the east property line and the mature sagebrush on the western portion of the site.

The total area of the buildable envelope—**5,036 square feet**—will remain unchanged. The proposed revision complies with **Weber County Land Use Code Section 104-29-2.h: Site Development Standards**.

Please find the following documents attached for your review:

- **Site plan diagram** illustrating the existing and proposed envelope locations
- **Approval letter** from the Powder Mountain Architectural Committee confirming support for this modification

We appreciate your consideration and look forward to your response. Please don't hesitate to reach out if any additional information is needed.

Sincerely,

Bryan Pendzinski, AIA, NCARB

Principal Architect / Owner
ONOMA Architecture
+1 (206) 514-8483
bryan@onomaarchitecture.com



**Powder Mountain Owners Association Inc.
Request for Variance**

Homeowner(s): Tom Bacon

Lot Number & Neighborhood: Lot 24 Mtn Homes

Property Address: 7903 E Heartwood

Architect/Builder: ONOMA ARCHITECTURE

The Powder Mountain Architectural Review Committee (the "Committee") has reviewed your second request to shift the buildable envelope 12 feet to the west to preserve existing trees,

Decision: Approved

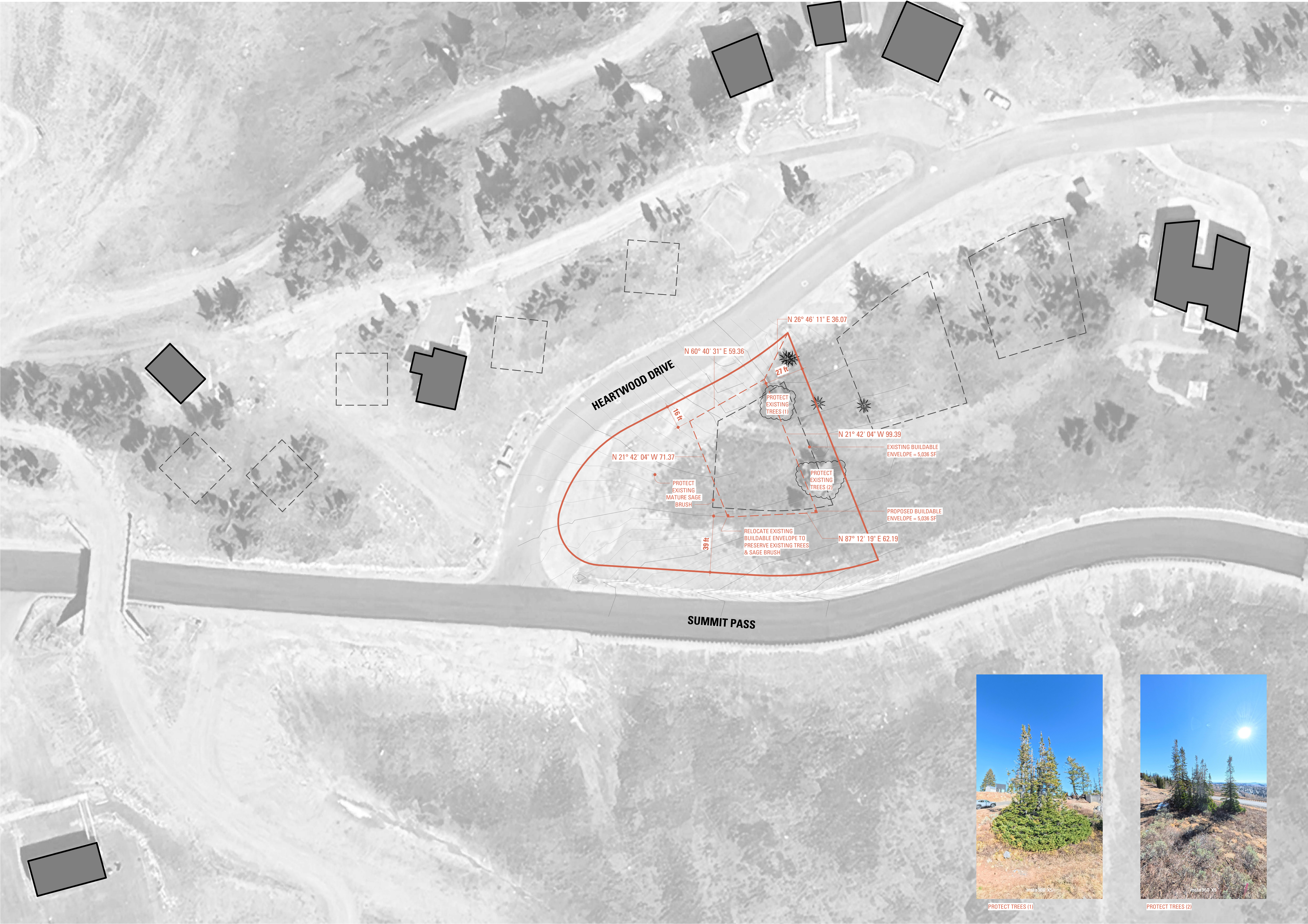
Please retain this letter for your records and contact the Owners Association if you have any further questions regarding this matter.

Sincerely,

Teri Hoenstine

The ARC Committee

Powder Haven Owners Association **Date November 3, 2025**



PROTECT TREES (1)



PROTECT TREES (2)

DATE: 10/7/2019 4:24 PM

PATH: N:\SLB0793\Coord\19-200.XX Lot 24 - Topography\Survey\Maps\Lot 24_Topography.dwg

RIDGE NESTS
136,654 SQ. FT.
3.137 AC
7914 E.

HEARTWOOD DRIVE
(A 50' PRIVATE P.U.E.)
ROAD CUL-DE-SAC & P.U.E.
610 NORTH STREET

EXIST. SSMH
RIM=8776.82
INV. SW (8")=8766.43
INV. NE (8")=8766.39

EXIST. SSMH
RIM=8771.56
INV. N (8")=8759.82
INV. N (8")=8760.16
INV. S (8")=8760.24

EXIST. SSMH
RIM=8770.58
INV. N (8")=8760.66
INV. N (8")=8760.50

EXISTING SLOPE
EASEMENT,
WEBER COUNTY,
SURVEY #4159

SUMMIT PASS
(A 66.0' PUBLIC ROW)

Vicinity Map
N.T.S

- LEGEND
- E ELECTRICAL BOX
 - TL COMMUNICATION BOX
 - WV WATER VALVE
 - S SEWER MANHOLE
 - Centerline Moument
 - REBAR AND CAP
 - SS SEWER LINE
 - W WATER LINE
 - UGE UNDERGROUND ELECTRIC
 - COM COMMUNICATION LINE
 - PROPERTY LINE
 - NO ACCESS LINE
 - ADJACENT LOT LINE
 - SLOPE EASEMENT
 - PUBLIC UTILITY EASEMENT
 - BUILDING ENVELOPE

NOTES

1) THE SLOPE EASEMENTS SHOWN HEREON IS ACCORDING TO THE DEDICATION PLAT FOR SPRING PARK AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE ENTRY NO. 2672934 AND IS MANAGED ACCORDING TO PLAT NOTE #1 OF THE "DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK" RECORDED AND ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER, AND IS MORE FULLY DESCRIBED IN THE MASTER DECLARATION OF CCARS FOR SUMMIT EDEN AND ALSO RECORDED WITH WEBER COUNTY.

2) BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITY. NO UTILITY MAPS WERE AVAILABLE AT THE TIME OF SURVEY.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	43.32'	300.00'	8°16'24"	N 58°19'02" E	43.28'
C2	51.59'	189.82'	15°34'22"	S 85°51'07" W	51.43'
C3	87.68'	234.82'	21°23'37"	N 82°56'30" E	87.17'
C4	54.01'	30.00'	103°08'42"	S 34°47'21" E	47.00'
C5	75.72'	95.00'	45°40'14"	S 39°37'07" W	73.74'
C6	59.02'	275.00'	12°17'45"	N 56°18'22" E	58.90'
C7	53.65'	250.00'	12°17'45"	N 56°18'22" E	53.55'
C8	123.18'	120.00'	58°48'56"	S 33°02'46" W	117.85'
C9	100.00'	267.82'	21°23'37"	N 82°56'30" E	99.42'



LOT 24, SUMMIT EDEN PHASE 1B

EXISTING CONDITIONS SURVEY

PART OF THE NE 1/4 SECTION 8, T.7N., R.2E., SLM#B

DATE SUBMITTED: 2019.10.07

TCC JOB NUMBER: 19-200.57

