



Weber County

Weber County Planning Division
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**Weber County Board of Adjustments
NOTICE OF DECISION**

July 17, 2015

Steven and Michelle Buck
1012 West 4200 South
Riverdale, UT 84405

Case No.: BOA 2015-05

You are hereby notified that your request for a six foot building height variance as measured from the average existing/natural grade for the single family dwelling located at 4087 West 2200 South Ogden, UT, was heard and approved by the Weber County Board of Adjustments in a public meeting held on July 16, 2015, after due notice to the general public. The approval was granted subject to the following conditions:

1. The maximum building height shall not exceed 41' from the average natural existing grade.
2. Requirements of the Weber County Engineering Division.
3. Requirements of the Weber County Building Division.

This recommendation is based on the following findings:

1. The building lot was created prior to the adoption of Ordinance 2008-9 modifying the building height to be measured from existing grade instead of final grade.
2. The current definition of "Grade, natural/existing" refers to the "... ***finished*** surface of the natural ground" causing confusion as to whether or not the applicant could improve the building lot by importing material to raise the building pad to reduce flooding risks.
3. The natural/existing grade of the building lot is at risk for high ground water and surface flooding due to the adjacent properties being higher in elevation creating a natural drainage area on Lot 1 of the Blue Acres Subdivision.
4. The County Engineering Division supports raising the existing/natural grade of Lot 1 of the Blue Acres Subdivision to reduce the need to install a sewer pump for the single family dwelling.
5. The proposed single family dwelling will be similar in height with the adjacent property owners.
6. The applicant has received approval of a land use and building permit for the proposed single family dwelling.
7. The proposed variance will not be detrimental to the public health, safety, or welfare.
8. The proposed variance will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Planner II

The approval of a Board of Adjustment Case is issued to the owner of the land as signed on the application and is valid for a period of time not longer than 18 months from the date of the Board decision or until an ordinance amendment changes the conditions upon which the decision was made. The issuance of a building permit for development stated in the Board of Adjustment case application constitutes full use of the variance or other benefit applied for.