

Petition for Support: Zoning Variance for Brian's Auto

To the Residents and Property Owners Within 500 Feet of 4088 W 2200 S, Taylor UT 84401

We are seeking your support for a proposed zoning change/variance to permit the operation of a small, low-impact auto repair business, **Brian's Auto** at the property located at **4088 W 2200 S**.

This change is essential for the growth of my small, independent business and will allow me to operate legally from my property, while maintaining the overall character and quality of life in our neighborhood.

The Proposal: What We Are Asking For

Detail	Description
Business Name	Brian's Auto
Location	4088 W 2200 S, Taylor UT 84401
Proposed Zoning Change	To adapt the current zoning from Current Zoning, A-1 Agricultural to include Commercial use for Auto Repair on this specific parcel.
Purpose	To allow for low-volume, professional vehicle repair and maintenance.

Addressing Neighborhood Concerns

We understand that any change can raise questions, and we want to be completely transparent about the impact of Brian's Auto.

- **Traffic Impact:** The business is extremely low-volume. On a typical day, I work on **2 to 4 cars**. This translates to a very minor, temporary increase in daily traffic (a few customer drop-offs/pick-ups and occasional parts deliveries).
- **Hours of Operation:** Business operations, including any work that may generate noise, will be strictly limited to: **Monday – Friday, 9:00 AM to 4:00 PM**. No work will be done in the evenings, weekends, or on major holidays.
- **Noise and Aesthetics:** All repair work will be done professionally and courteously. Any potentially noisy activities will be minimized and kept strictly within business hours. The property will be maintained to a high standard, with no unsightly storage or junk vehicles.
- **Benefit to the Community:** Supporting a local, neighbor-owned business and providing a convenient, reliable service to the local area.

Contact and Questions

I encourage you to reach out to me directly with any questions or concerns you may have before signing.

Brian Hanni (Owner, Brian's Auto)

Phone: 801-628-6020

Email: bhanni@gmail.com