WEBER COUNTY BOARD OF ADJUSTMENT

NOTICE OF DECISION

Name: Lynn Turner Date: September 8, 2011

 8968 E Pineview Dr.

 Huntsville, Utah 84317

Case Number: BOA 2011-06

 You are hereby notified that your variance request for a detached garage to encroach 27 feet into the stream corridor setback on lot 42 of Green Hill Country Estates phase No.2, was heard by the Weber County Board of Adjustment in a public hearing held on September 8, 2011, after due notice to the general public and specifically to adjacent property owners.

 The Board of Adjustment considered your request, relative to the merit, circumstances, and conditions affecting your property and hereby renders the following decision:

 [ ] Denied

 [ ] Tabled

**[X] Granted Subject to:**

1. Meeting the requirements of applicable County review agencies.
2. Obtaining a land use permit and building permit prior to construction.

Basis for decision:

The Board of Adjustment approved BOA 2011-06 based upon finding that the request met the special exception criteria as described in the staff report and as required by County Ordinance.

**MOTION:** Phil Hancock moved to approve BOA2011-06 and that the board finds that the variance does not substantially affect the comprehensive zoning of the county; that there are special circumstances that effect the property, established on this application, that are not applied to others in the same zone. That this application should be approved and that the conditions are not self imposed or economical hardships. Celeste Canning seconded the motion. A vote was taken and Chair Heffernan indicated the motion was approved with all members present voting aye. Motion Carried (5-0)

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 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.