

Weber County Planning Division  
www.co.weber.ut.us/planning\_commission  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

Weber County Board of Adjustment  
**NOTICE OF DECISION**

July 9, 2021

Scott Bracken  
4271 N Powder Mountain Road  
Eden, UT 84310

Case No.: BOA 2021-08

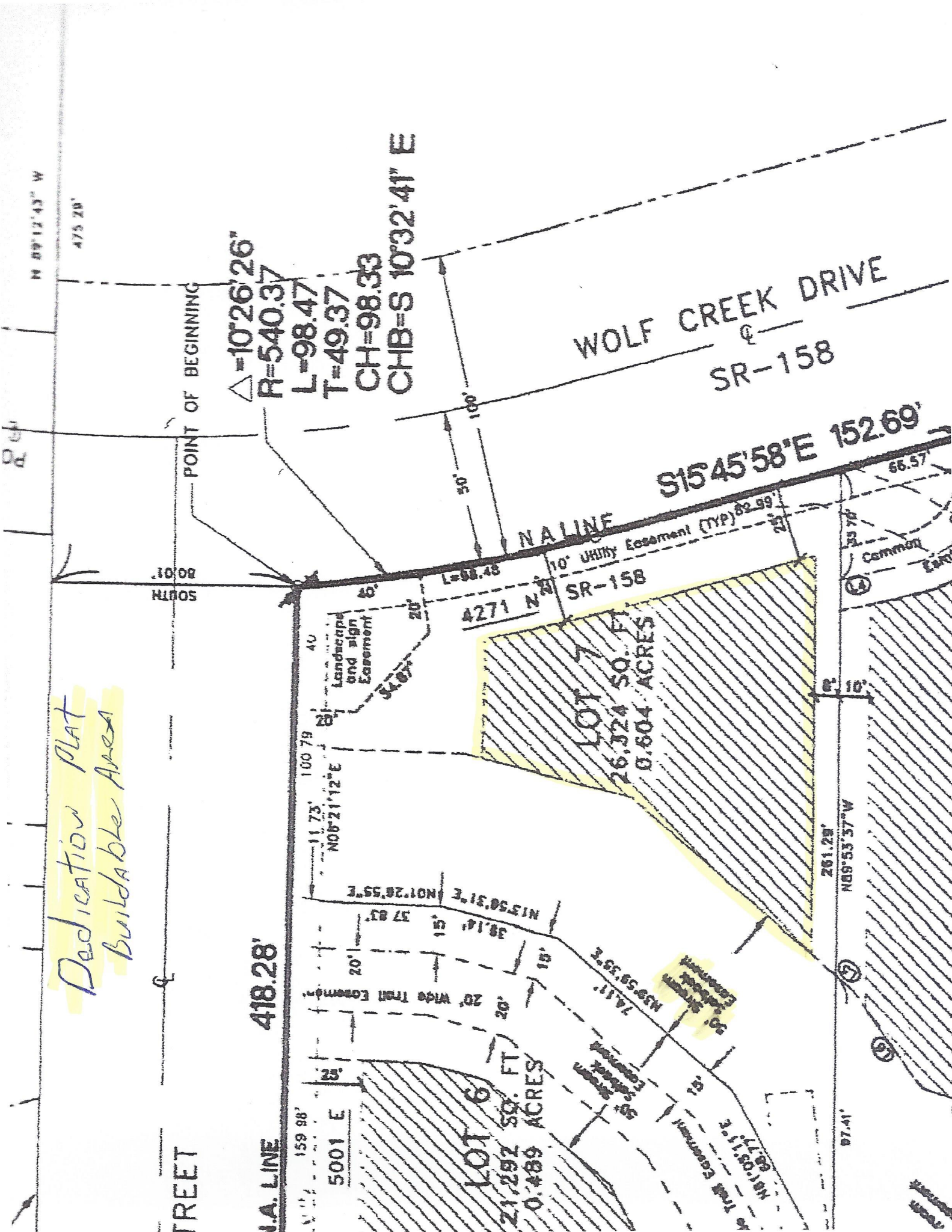
The Board of Adjustment held a public meeting on July 8, 2021, to consider a variance request. The applicant is hereby notified that the request for a 25' variance to the 75' stream corridor set-back on lot 7 of Hidden Oaks at Wolf Creek was tabled. The Board of Adjustment has asked that the applicant returns with a revised site plan that can accomplish the following:

“Re-evaluate the self-imposed hardship aspects and come back to the board with a site plan that would more closely conform with the Sensitive Lands Ordinance LUC 104-28-2 (Stream Corridors, Wetlands, and Shorelines). The revised site plan should also show the driveway location and how it is connected to the home.”

Sincerely,

Felix Lleverino,  
Weber County Planning Division  
2380 Washington Blvd, Suite 240

The approval of a Board of Adjustment Case 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.



Dedication Plat  
 Buildable Area

$\Delta = 10^{\circ}26'26''$   
 $R = 540.37$   
 $L = 98.47$   
 $T = 49.37$   
 $CH = 98.33$   
 $CHB = S 10^{\circ}32'41'' E$

WOLF CREEK DRIVE  
 SR-158

S15°45'58"E 152.69'

N A LINE

SR-158

4271 N SR-158

LOT 7  
 26,324 SQ. FT.  
 0.604 ACRES

LOT 6  
 21,292 SQ. FT.  
 0.489 ACRES

418.28'

V.A. LINE

5001 E

TREET

SOUTH  
 80.01'

POINT OF BEGINNING

M 89°12'43" W  
 475.20'

P.O.

N13°58'31"E 101.28'55"E  
 38.14' 37.83'  
 20' 20' 20' 20' 20' 20' 20' 20'

20' Wide Trail Easement

30' Stream Easement  
 74.11' N59°59'35"E  
 30' Stream Easement  
 74.11' N59°59'35"E  
 30' Stream Easement  
 74.11' N59°59'35"E

261.28' N89°53'37"W

87.41'

66.57'

Common Easement

8' 10'

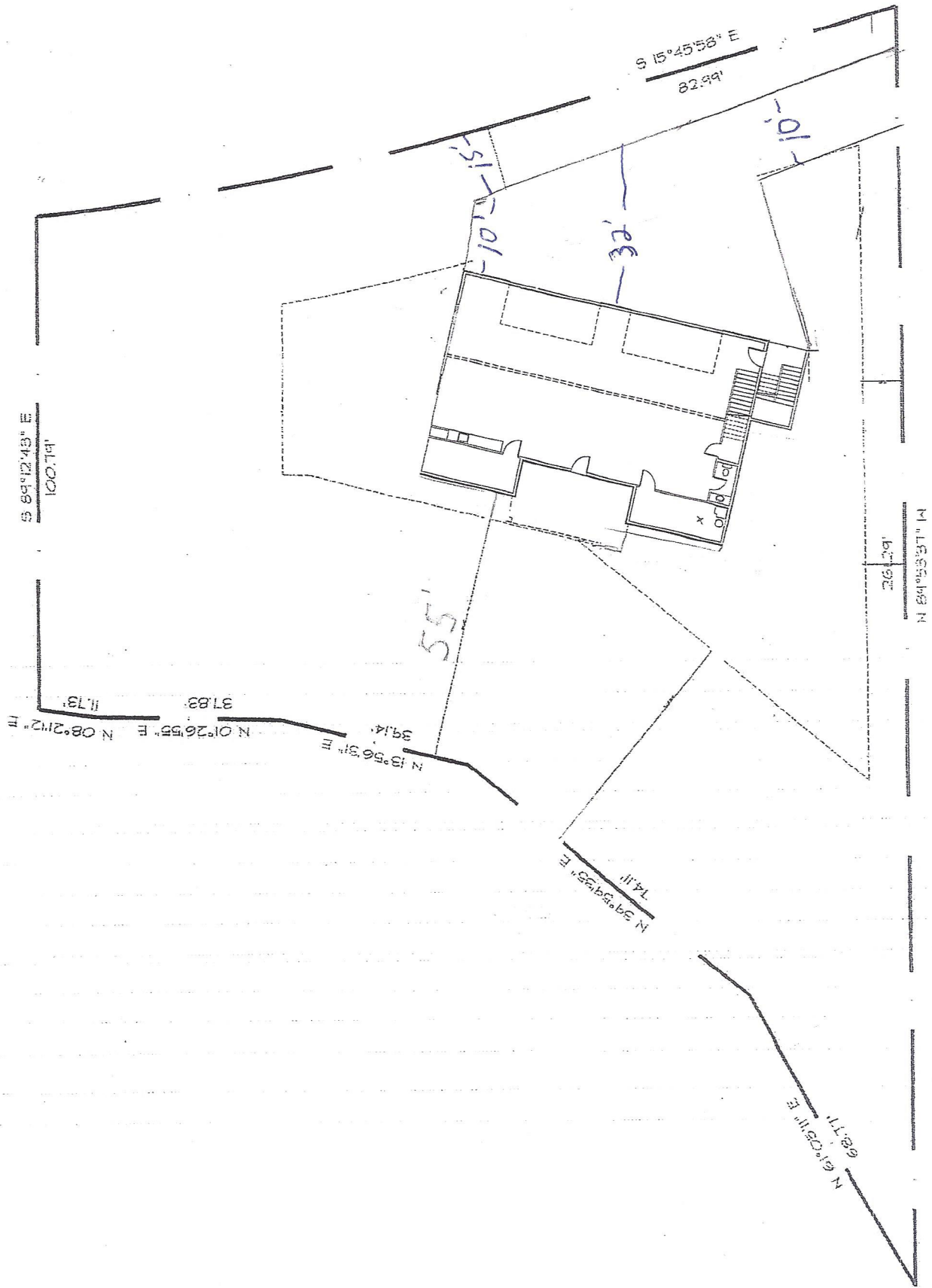
87.41'

87.41'

87.41'

87.41'

Stream Easement





Copyright 2011 J.B. Estey's Designs  
 This plan is a preliminary drawing. It is not to be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in this drawing. The General Contractor or Builder is responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing.

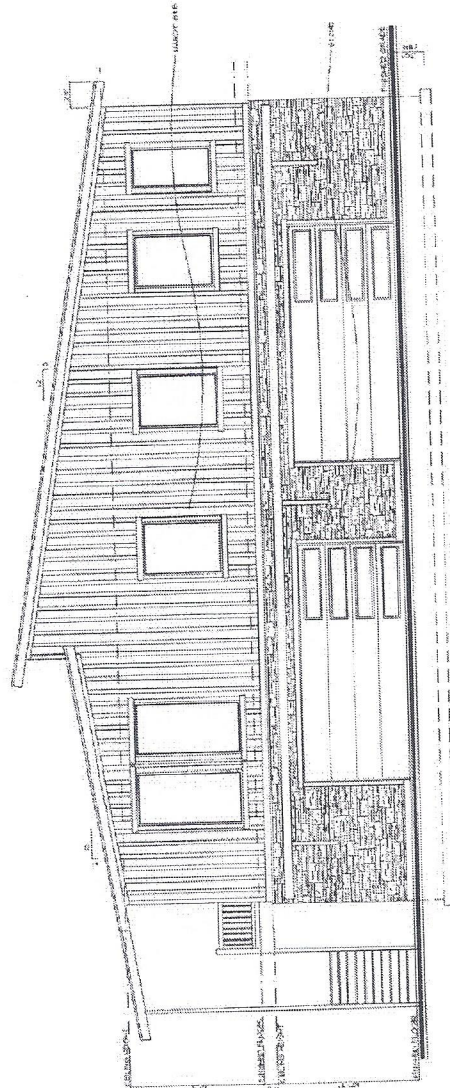
NO.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY
2	11/11/11	REVISED
3	11/11/11	REVISED
4	11/11/11	REVISED
5	11/11/11	REVISED
6	11/11/11	REVISED
7	11/11/11	REVISED
8	11/11/11	REVISED
9	11/11/11	REVISED
10	11/11/11	REVISED

BRACKEN RESIDENCE  
 101 S. WOOD BERRY DRIVE  
 SALT LAKE CITY, UT 84119  
 J.B. ESTEY'S DESIGNS  
 2025 N. 2500 W.  
 HARRISVILLE, UT 84302  
 (801) 224-2100  
 WWW.JBDESIGNS.COM

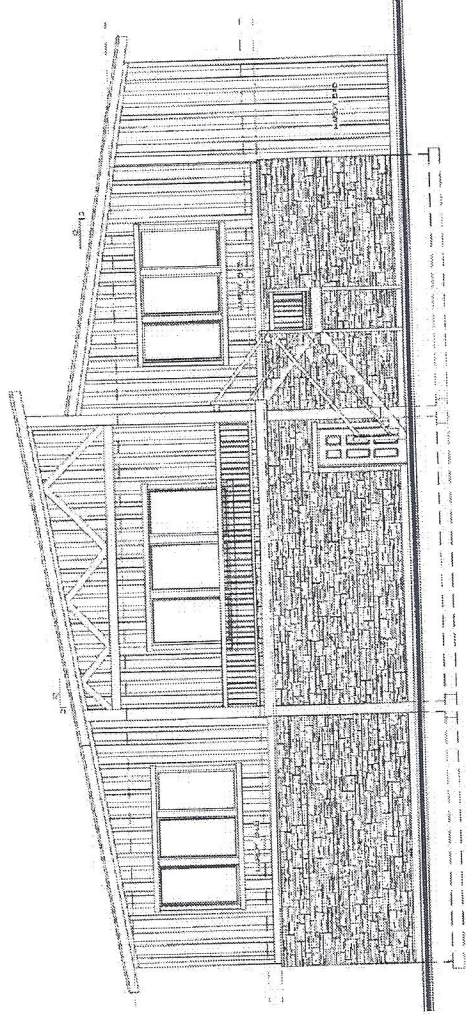
J.B. DESIGNS  
 ARCHITECTURE  
 2025 N. 2500 W.  
 HARRISVILLE, UT 84302  
 (801) 224-2100  
 WWW.JBDESIGNS.COM

DATE: FEB. 2012  
 C10

PROJECT NO. R-2246-21UE



FRONT ELEVATION



REAR ELEVATION



3 neighboring properties were given a variance of less than 75' or less than 50'







15' vertical distance from highwater mark to top of my property where my home is to be built. Not taking into consideration of a horizontal distance of 55' from high water mark. two neighboring properties to the west have 2' to possible 4' vertical rise from high water mark. Point is, a less invasive harm to "SENSITIVE LAND ORDINANCE LUC 104-28-2