



**Weber County**

Weber County Planning Division  
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**WEBER COUNTY BOARD OF ADJUSTMENT  
NOTICE OF DECISION**

September 28, 2013

Tracy and Sherie Frehner  
48 South 100 East  
Brigham City, Utah 84302

Case Number: BOA 2013-08

You are hereby notified that your request for a variance to the F-40 Zone front and side yard setback requirements was heard by the Weber County Board of Adjustment in a public meeting held on September 26, 2013, after due notice to the general public and specifically to adjacent property owners.

The Board of Adjustment considered your variance request, relative to the merit, circumstances, and conditions affecting your property and voted by a 3-2 decision to approve a 60 foot front yard and 25 foot side yard setback variance. The required front and east side yard setbacks are now 15 feet from the property lines. The approval is subject to the following conditions:

1. A new site plan showing the home with the approved setbacks is required.
2. Meeting all applicable Weber County review agency requirements which include, but are not limited to obtaining a Land Use Permit and Building Permit prior to construction.

Basis for decision:

The Board of Adjustment approved BOA 2012-01 based upon findings that the request met the variance criteria as described in the Staff Report and as required by Title 102, Chapter 3 of the Weber County Land Use Code.

  
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 Weber County Planning Division

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 The approval of a Board of Adjustment Case is issued to the owner of the land or to the owner's authorized representative as signed on the application, and is valid for a period of time not longer than 18 months from the date of the Board's 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.