

Dear Weber County Board of Adjustment,

I hope this letter finds you well. My name is Tyler McCue, representative for Applegarth's. I am writing to request an adjustment to the setback and easement regulations on their property located at 5505 Old Snowbasin Rd.

After careful consideration and consultation with professionals in the field, I believe that a modification to the existing setback and easement requirements would allow for more efficient and practical use of the property while still maintaining the integrity and safety of the surrounding area. In 2020 this was approved for the previous owner. We are requesting the same setbacks be reinstated. Since the setbacks we are requesting were in place when the owner purchased the property, the desire from the owner is to develop the property according to the approved setbacks at the time of purchase. The current setback and easement regulations substantially limit and hinder the owner's ability to develop and utilize the property to its full potential.

The current easement consumes approximately half the lot. It is our understanding that the current setbacks are in accordance with the neighboring Sundance Ridge subdivision, with lots ranging from 3-5 acres. This property is NOT part of that subdivision and is only .75 acres. Holding this property to a similar setback is unreasonable due to its smaller size, and greatly restricts our ability to properly improve upon. The configuration and slope at the rear of the property, and the ridge line limits the building height of only 35 ft. Granting a variance is essential to the enjoyment of the owner's rights that are possessed by other property owners in the same area. By adjusting these regulations, the owners desire to enhance the functionality and aesthetics of the property while remaining in compliance with local zoning ordinances and regulations.

I have attached detailed plans and documentation outlining the proposed adjustments, including how they align with the overall zoning and development goals of the area. I have also considered any potential impact on neighboring properties and have ensured that the proposed modifications are reasonable and in the best interest of the community. We also received approval from the neighbors for this development.

I understand the importance of adhering to established regulations including flood damage control, COE regulations, and Weber County codes and zoning. I am committed to working closely with the city and any relevant stakeholders throughout this process. I am open to discussing any concerns or suggestions that may arise and am willing to provide additional information or clarification as needed.

Thank you for considering my request. I look forward to the opportunity to collaborate with the city of Weber County to achieve a mutually beneficial solution that allows for the responsible and sustainable development of Applegarth's property.

Sincerely,



Tyler McCue

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