

8428 E Copper Crest Rd  
Weber County Variance Request  
11/08/2024





**Property Address:** 8428 E Copper Crest Rd, Eden, UT 843310  
**Planning Zone:** DRR-1 – Ogden Valley Destination and Recreation Resort  
**Powder Mountain District:** Village House  
**Powder Mountain Lot:** 144

**TURKEL** 877-710-2518  
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OWNER:

**Brandon Richardson**

Sheet Name:

**site aerial**

Project Address:

**8428 E Copper Crest Ridge,  
Powder Mountain, Eden, Utah, 84310**

TITLE:

**Richardson Residence  
Variance Request**

REVISION DATE:

**11.08.2024**

SCALE:

PAGE NO.

**A2**











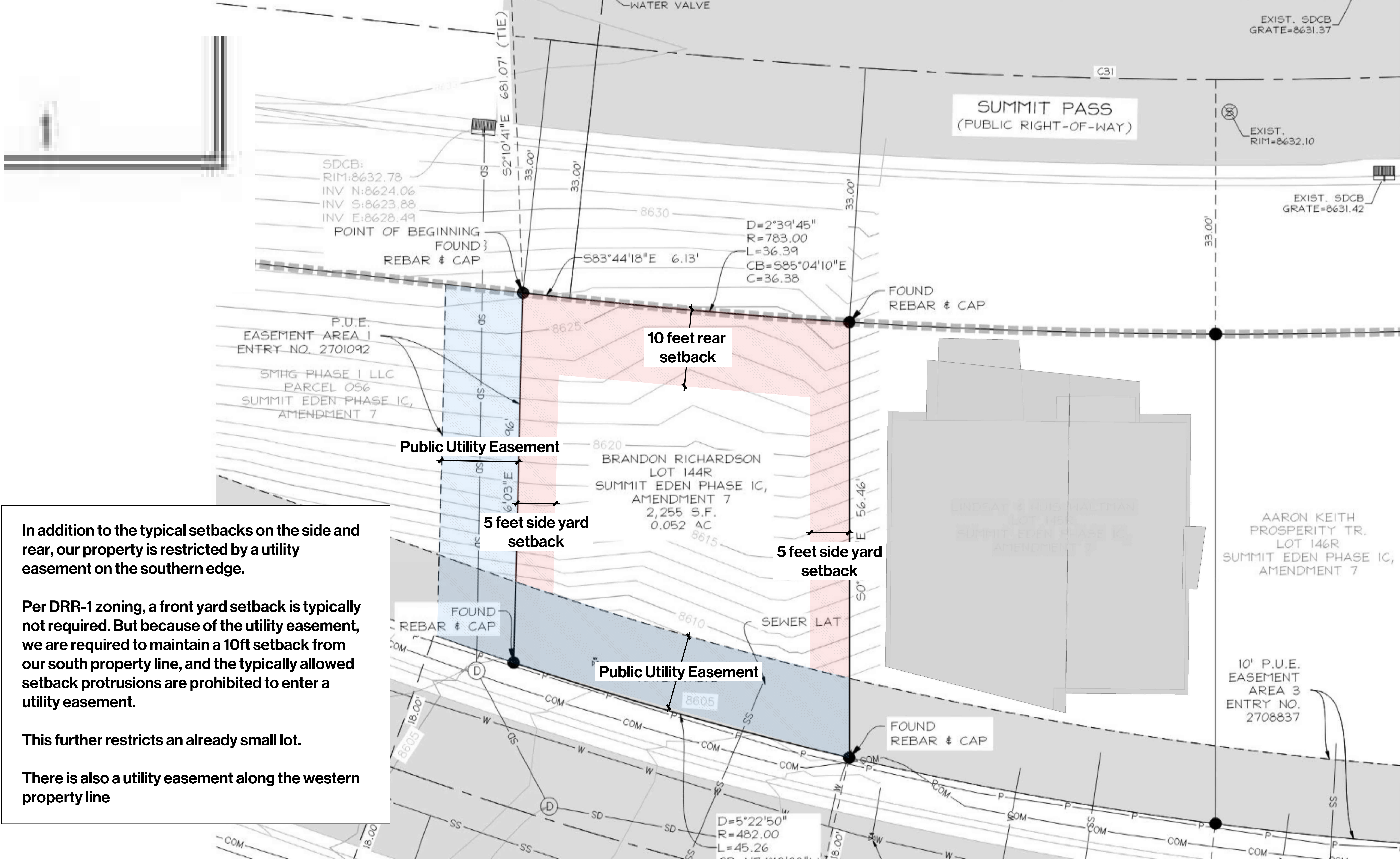


The Village House neighborhood has steeply sloping lots. Each house is oriented towards the primary southern view, which is visible above the roofs of the downhill neighboring houses.

Powder Mountain guidelines restrict these Village Houses to 3 stories, and 2,500sq.ft. max.

Due to the current setbacks we are only able to fit 2,000 sf of interior space on this lot. The neighborhood allows for 2,500 sf max interior space, which the other adjacent lots can accomodate.





In addition to the typical setbacks on the side and rear, our property is restricted by a utility easement on the southern edge.

Per DRR-1 zoning, a front yard setback is typically not required. But because of the utility easement, we are required to maintain a 10ft setback from our south property line, and the typically allowed setback protrusions are prohibited to enter a utility easement.

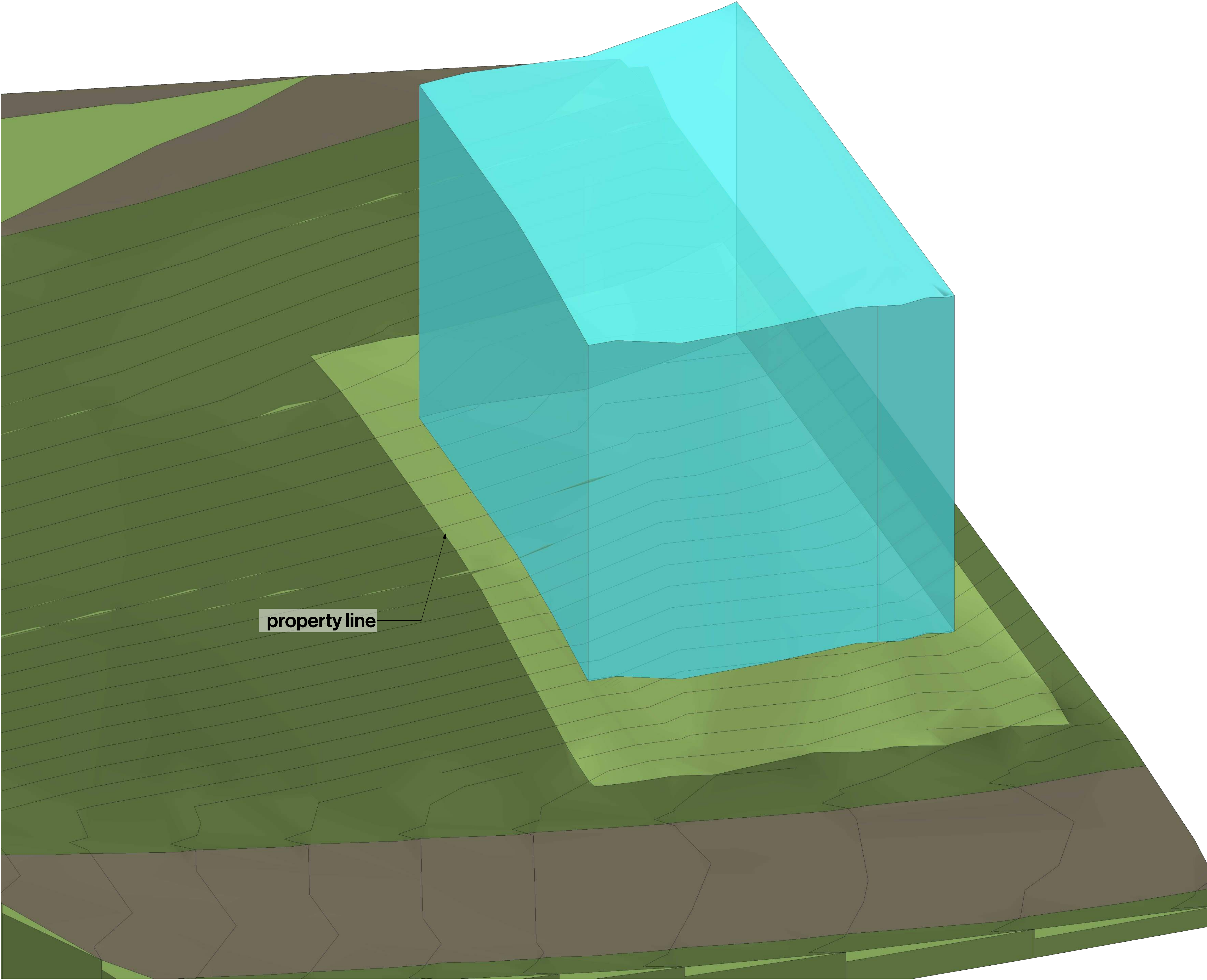
This further restricts an already small lot.

There is also a utility easement along the western property line



**The blue volume represents the buildable envelope for the lot.**

**The buildable envelope takes into account the setbacks, utility easements, and height limit which follows the slope of the land.**

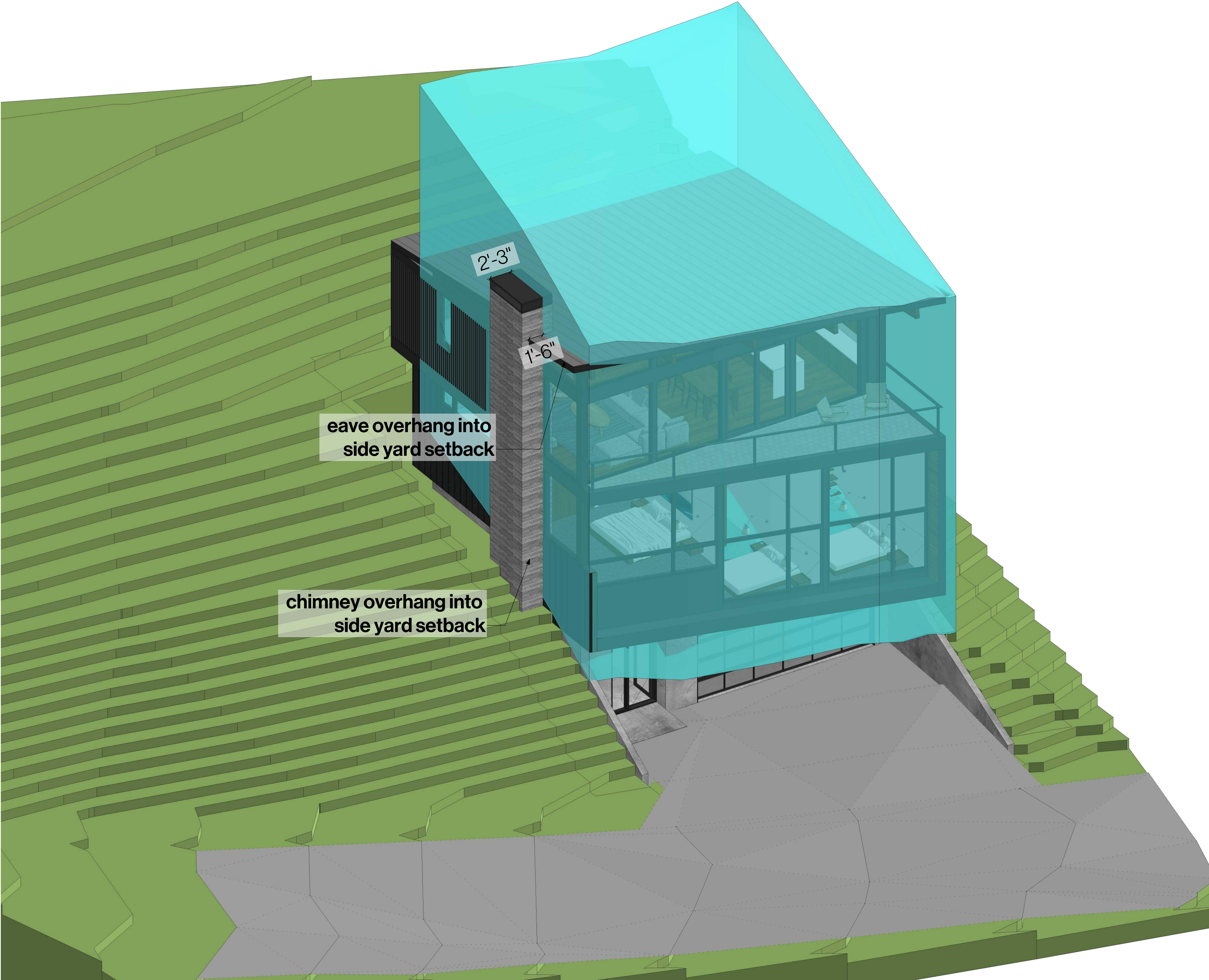




We have designed a house to fit within the buildable envelope.

We are protruding through the buildable envelope where allowed in order to maximize the usable space of this small lot.

Chimneys, roof eaves, and covered balconies all project outside our buildable envelope as permitted by ‘Sec 108-7-2 Projections’

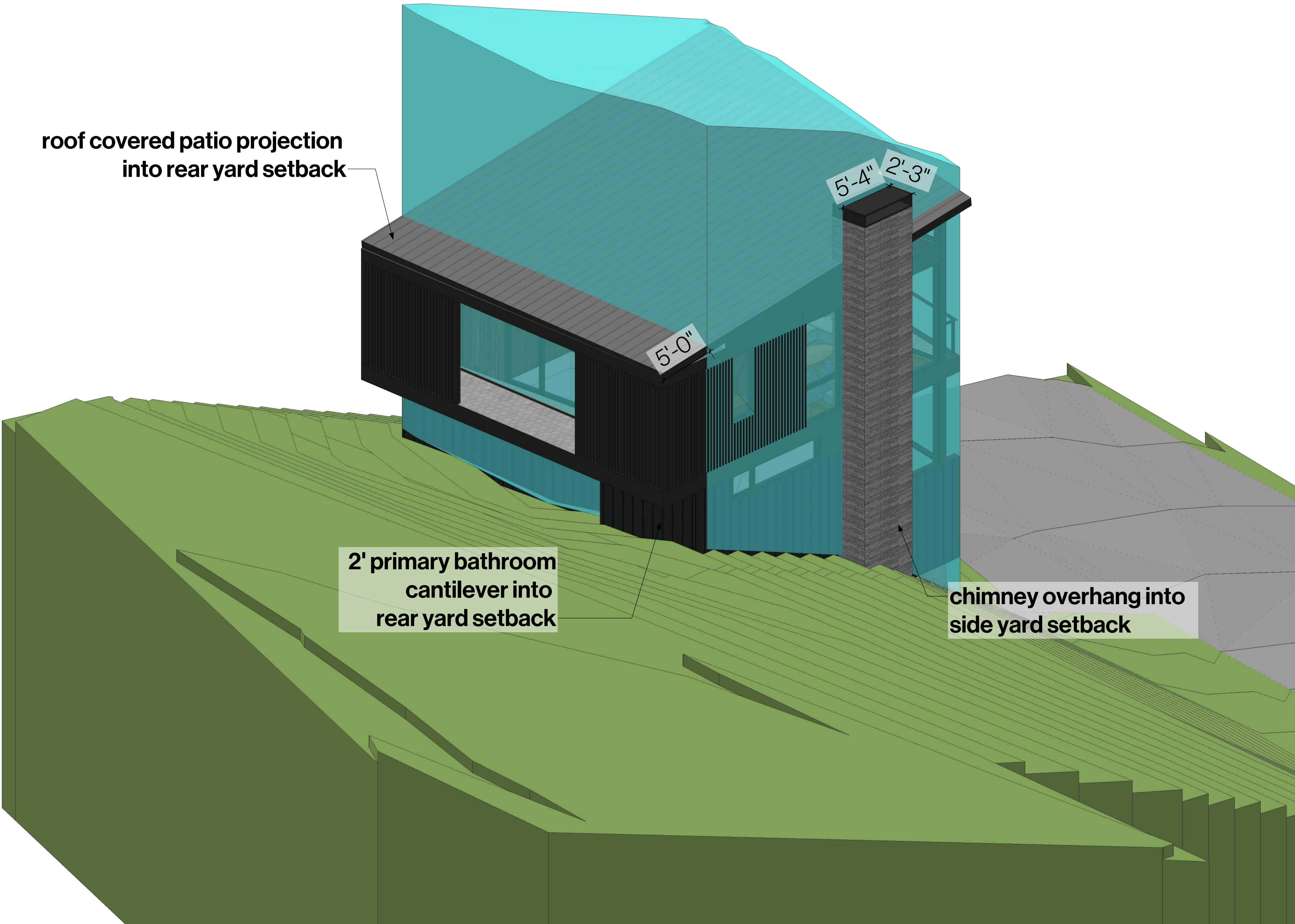




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We are applying for the following variances to the Weber County Zoning:

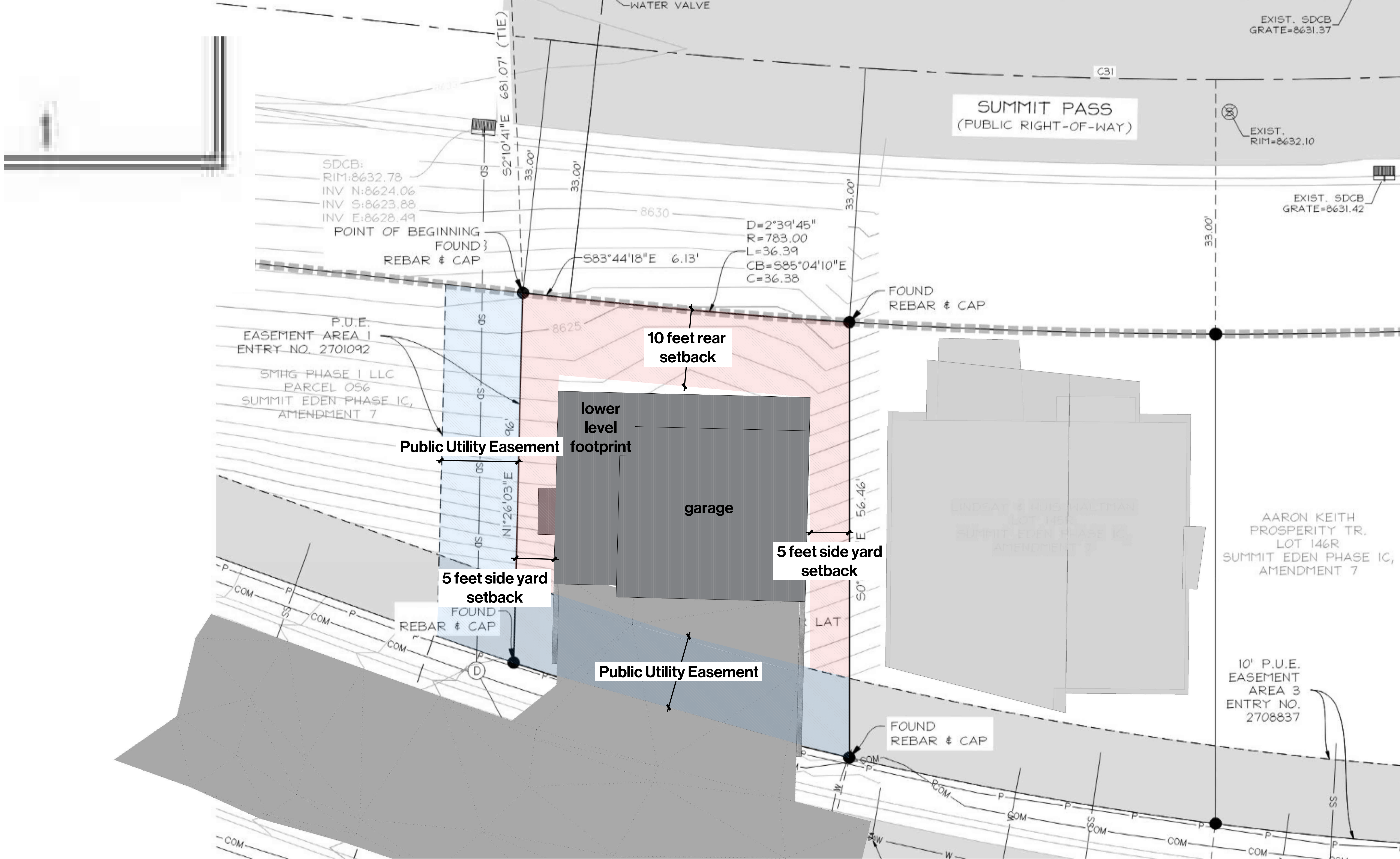
VARIANCE #1

Sec 104-29-2: Item (h)-(3): requires a 5ft side yard setback for a single-family dwelling  
We are requesting a variance to reduce this side yard setback to 2ft.

VARIANCE #2

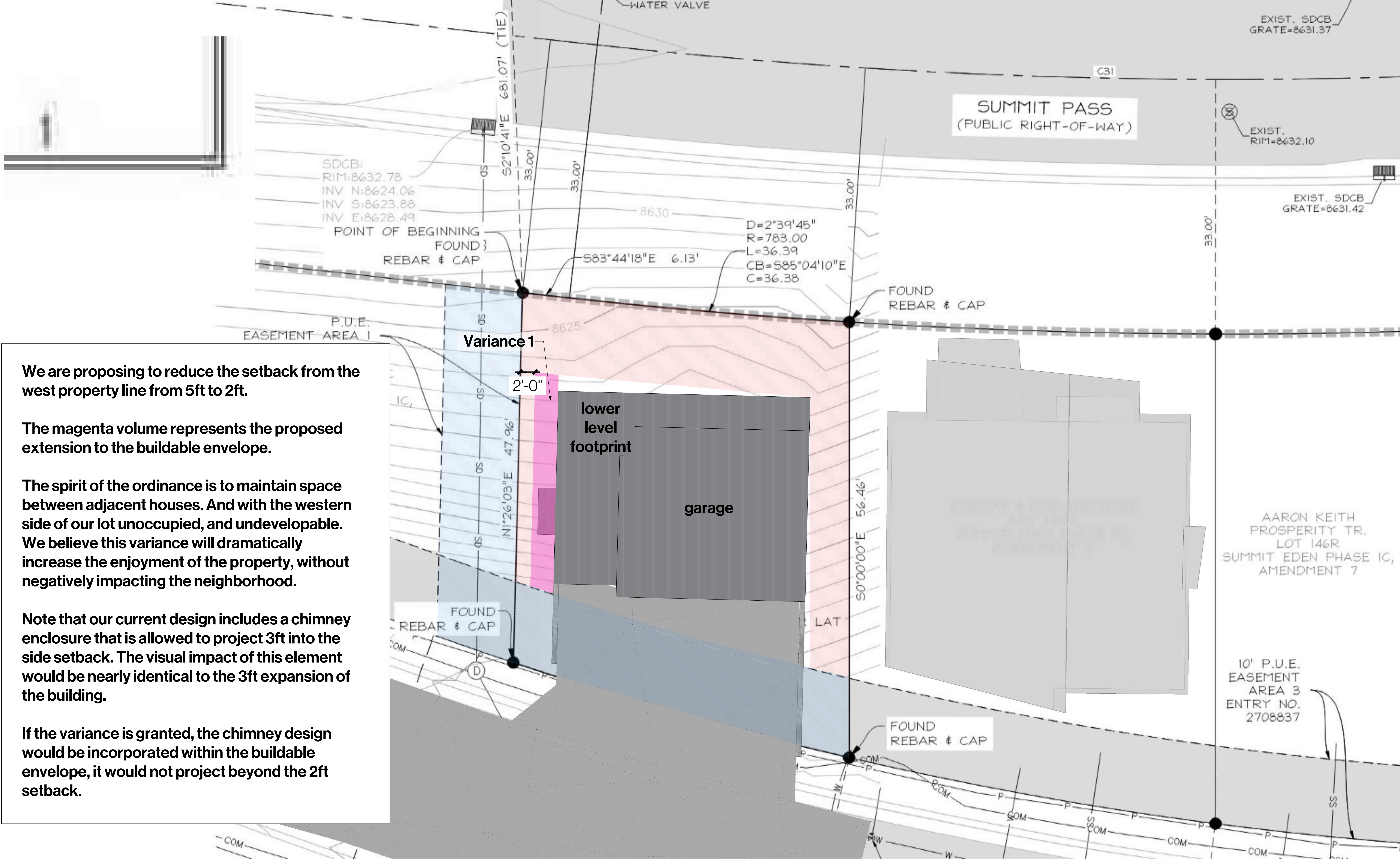
Sec 108-7-2: Item 5: permits a 2ft cantilever into a rear yard setback.  
We are requesting a variance to expand the building 2ft into the rear yard setback, without a cantilever.





<div><div>TURKEL</div><div>877-710-2518 turkeldesign.com info@turkeldesign.com</div><div><div>This document, and the ideas and designs incorporated herein, is the property of TURKEL DESIGN, LLC and may not be reused, in whole or in part, without the written consent of TURKEL DESIGN, LLC</div></div></div>	<div>OWNER:</div> <div>Brandon Richardson</div>	Sheet Name:	site location diagram		<div>Project Address:</div> <div>8428 E Copper Crest Ridge, Powder Mountain, Eden, Utah, 84310</div>	<div>REVISION DATE:</div> <div>11.08.2024</div>	
					<div>TITLE:</div> <div>Richardson Residence Variance Request</div>	<div>SCALE:</div>	<div>PAGE NO.</div> <div>A11</div>





We are proposing to reduce the setback from the west property line from 5ft to 2ft.

The magenta volume represents the proposed extension to the buildable envelope.

The spirit of the ordinance is to maintain space between adjacent houses. And with the western side of our lot unoccupied, and undevelopable. We believe this variance will dramatically increase the enjoyment of the property, without negatively impacting the neighborhood.

Note that our current design includes a chimney enclosure that is allowed to project 3ft into the side setback. The visual impact of this element would be nearly identical to the 3ft expansion of the building.

If the variance is granted, the chimney design would be incorporated within the buildable envelope, it would not project beyond the 2ft setback.



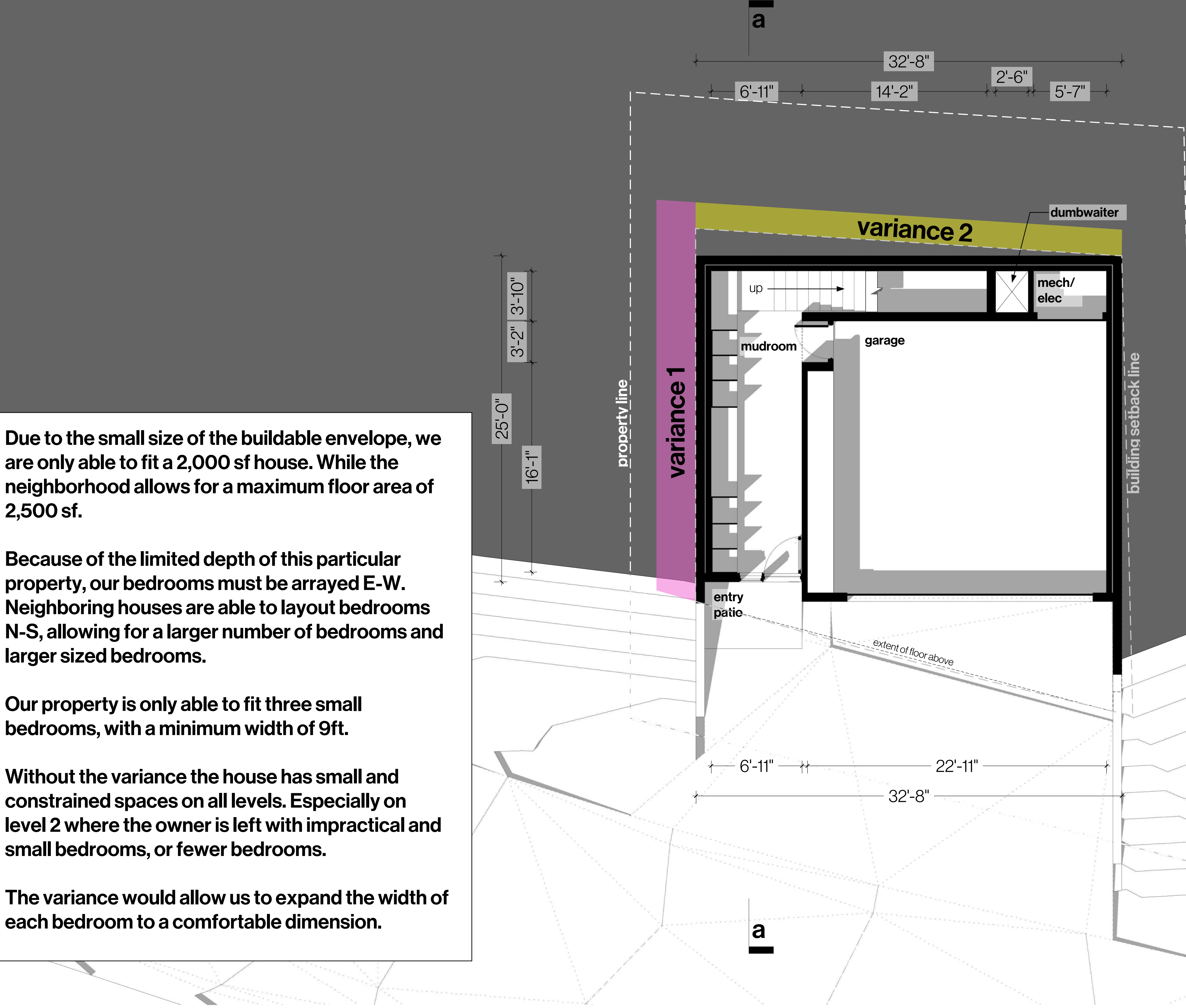
Due to the small size of the buildable envelope, we are only able to fit a 2,000 sf house. While the neighborhood allows for a maximum floor area of 2,500 sf.

Because of the limited depth of this particular property, our bedrooms must be arrayed E-W. Neighboring houses are able to layout bedrooms N-S, allowing for a larger number of bedrooms and larger sized bedrooms.

Our property is only able to fit three small bedrooms, with a minimum width of 9ft.

Without the variance the house has small and constrained spaces on all levels. Especially on level 2 where the owner is left with impractical and small bedrooms, or fewer bedrooms.

The variance would allow us to expand the width of each bedroom to a comfortable dimension.





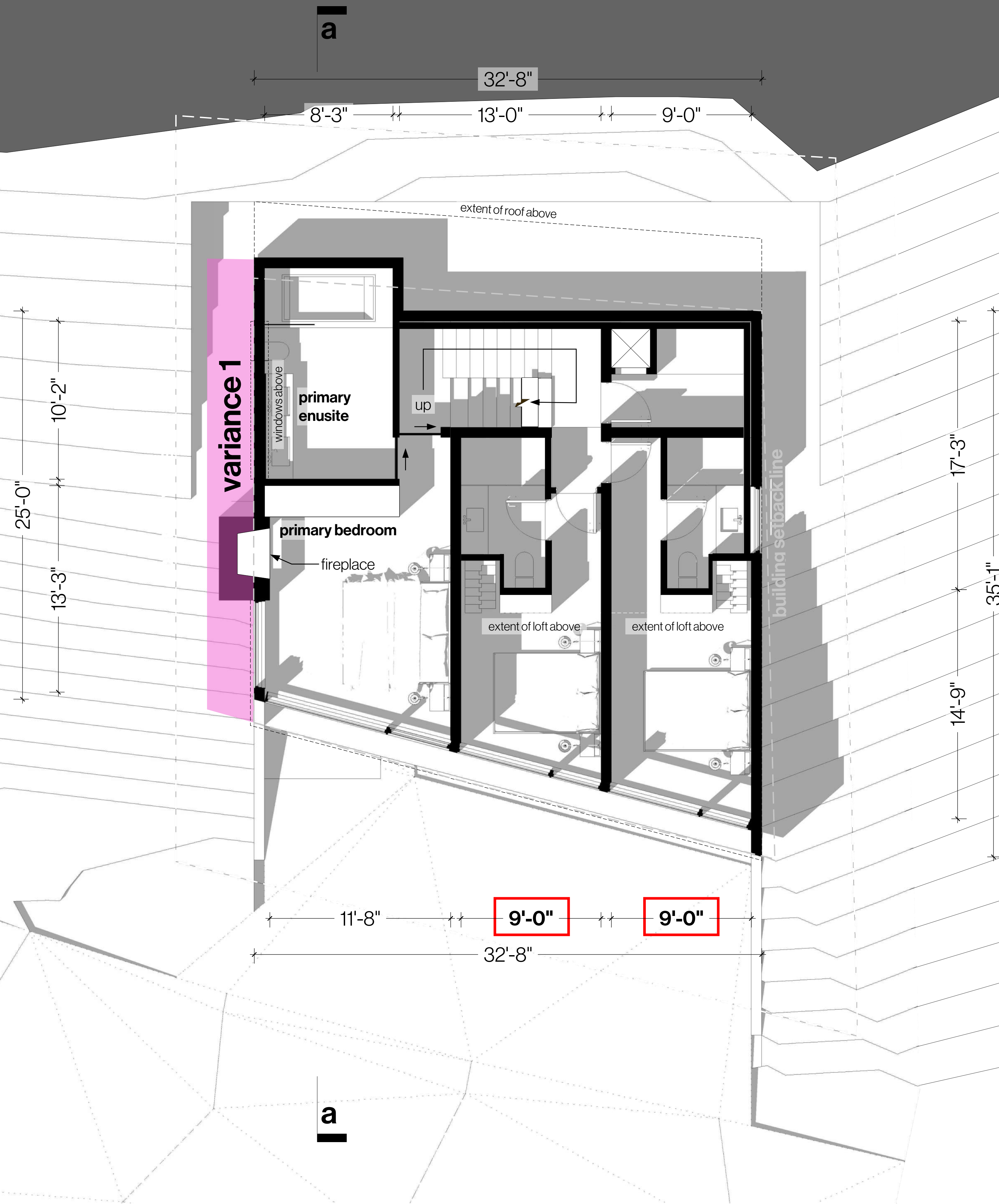
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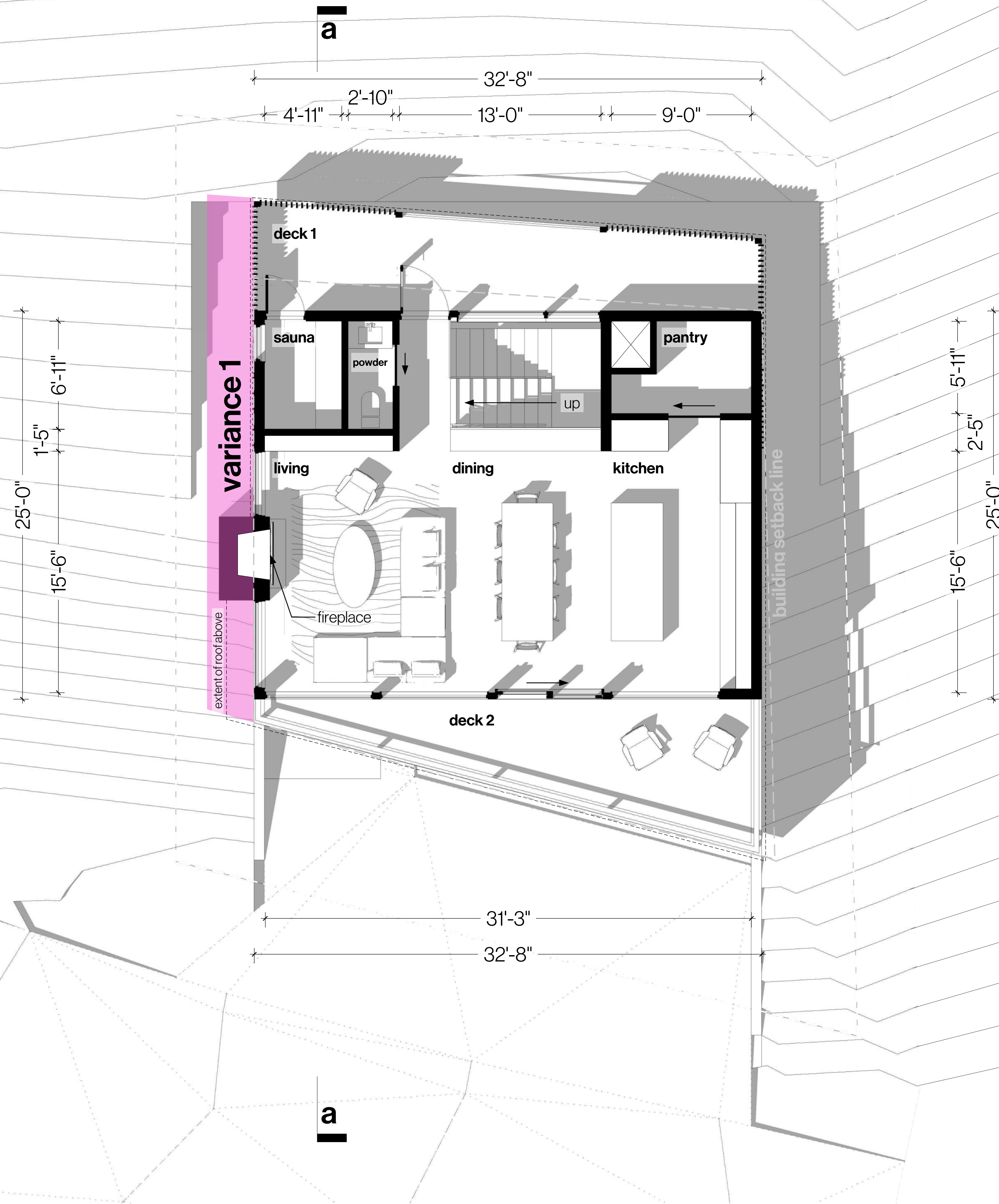
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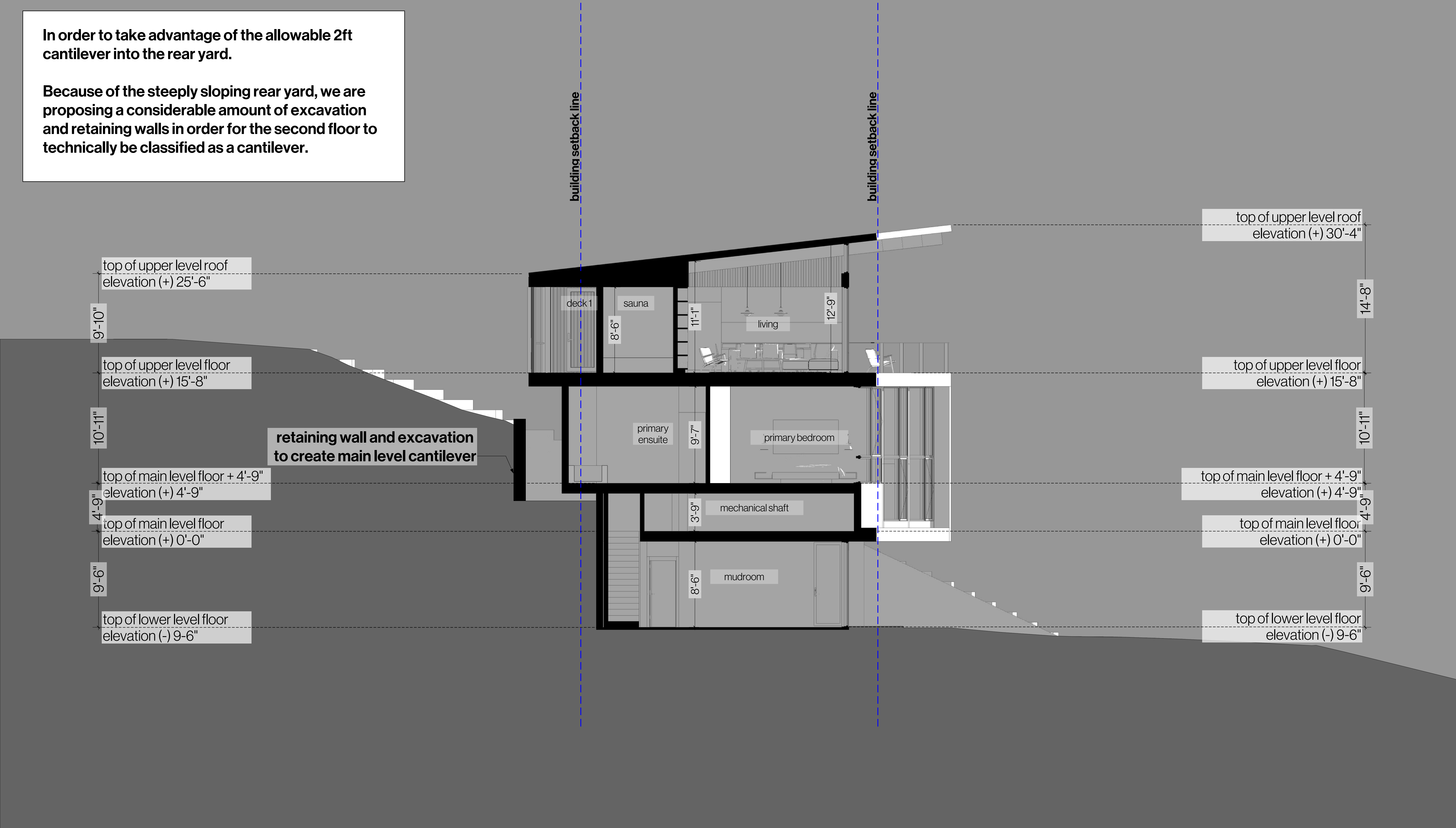
The variance would allow us to expand the width of each bedroom to a comfortable dimension.





In order to take advantage of the allowable 2ft cantilever into the rear yard.

Because of the steeply sloping rear yard, we are proposing a considerable amount of excavation and retaining walls in order for the second floor to technically be classified as a cantilever.

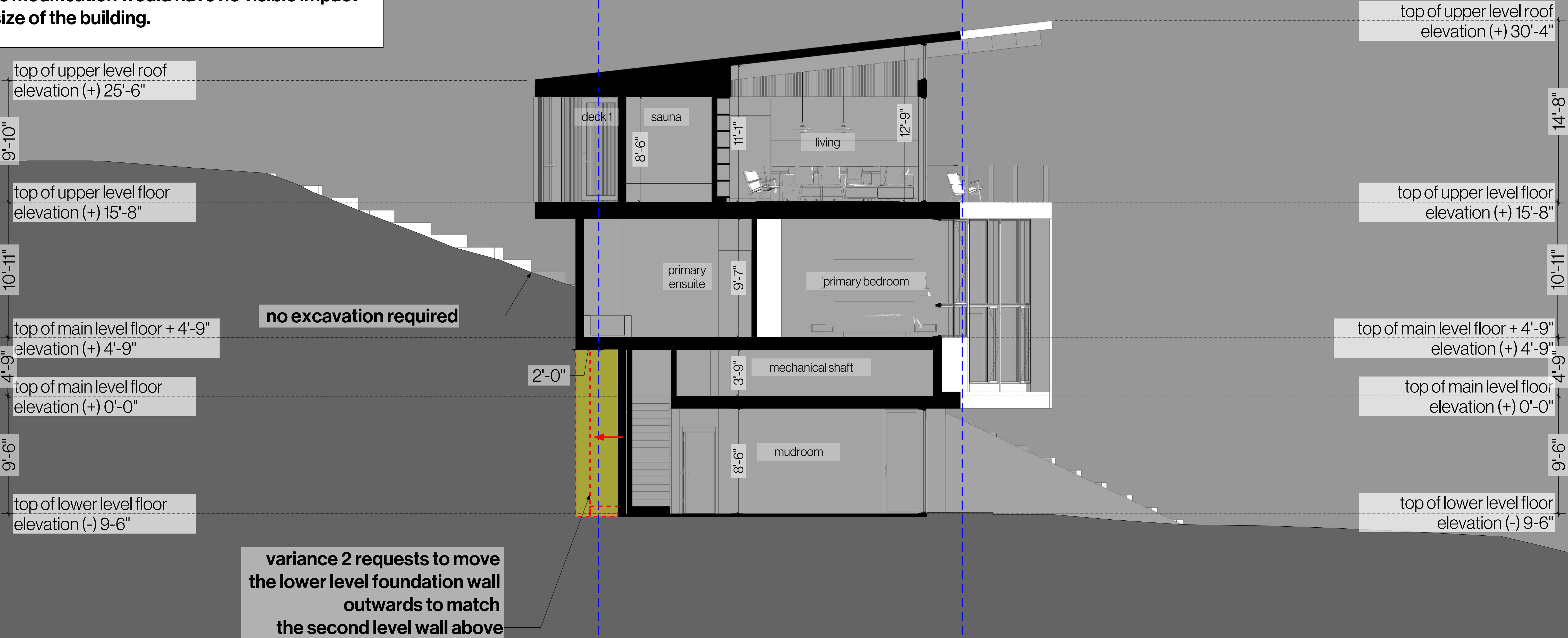




Our request is to simply align the basement wall this second floor projection. So that it is no longer a cantilever, but simply a 2ft projection of interior space into the rear yard setback.

This would allow us to respect the spirit of the ordinance, avoid all the additional grading work that would disrupt the site.

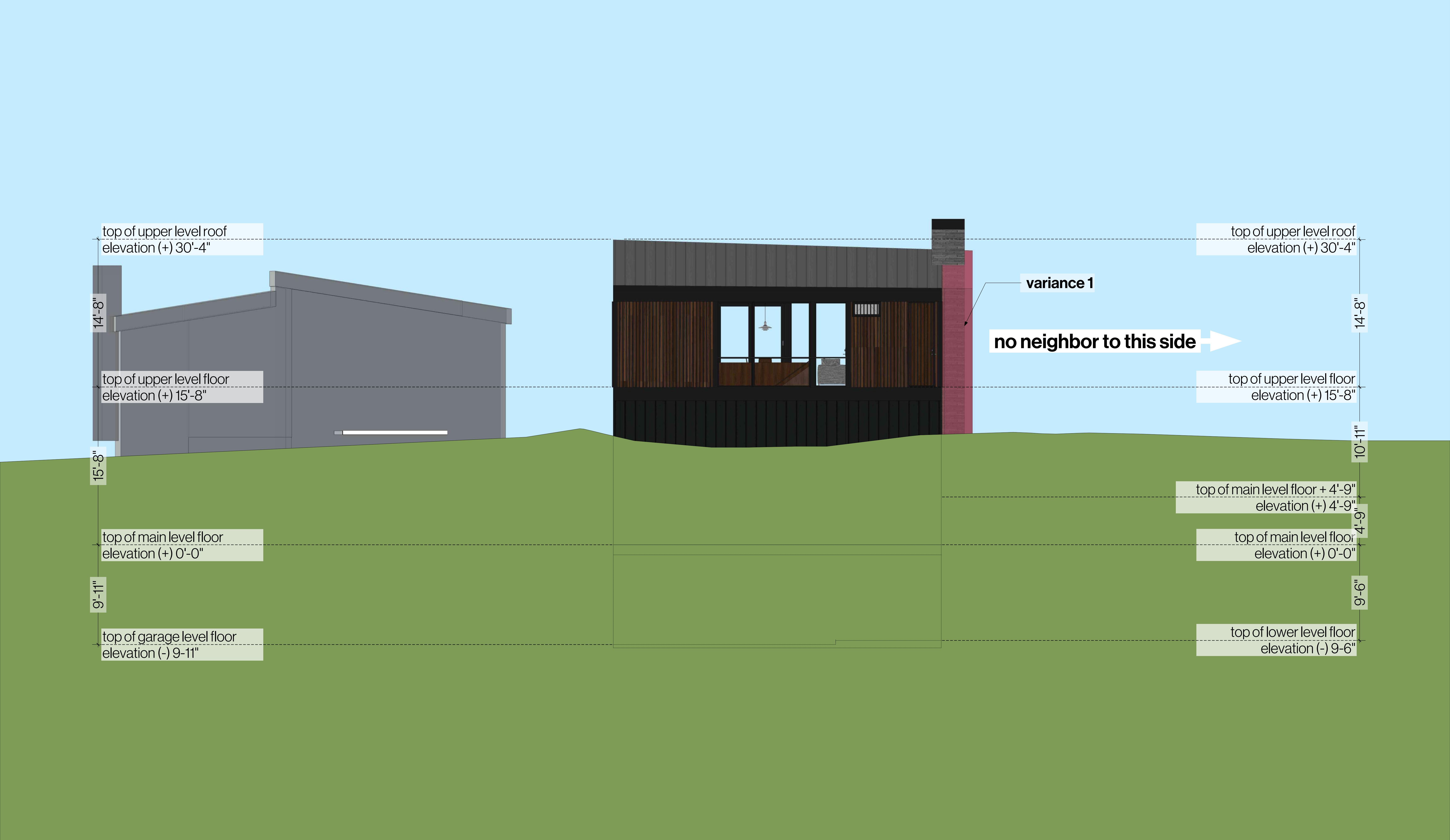
And this modification would have no visible impact to the size of the building.





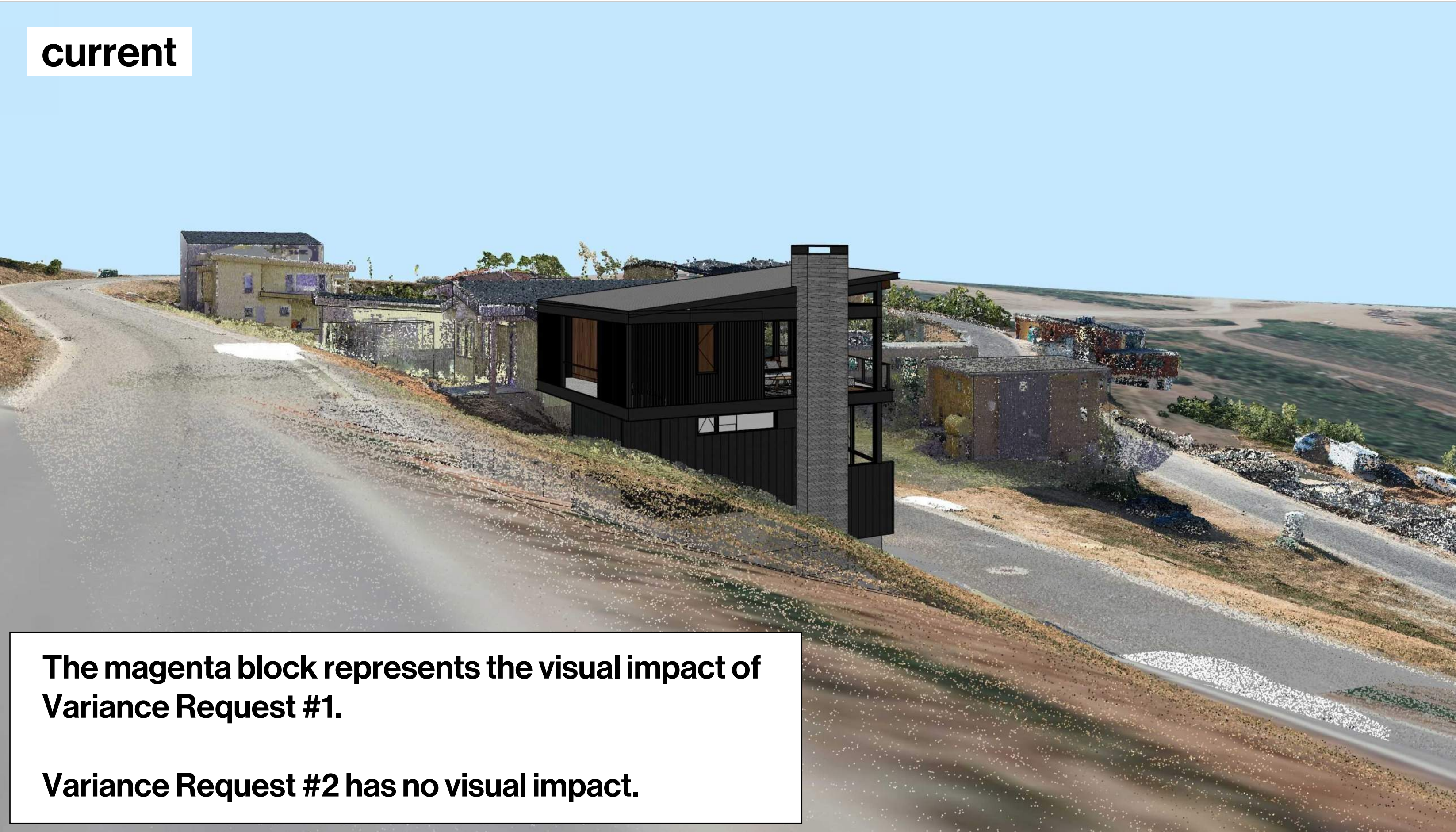








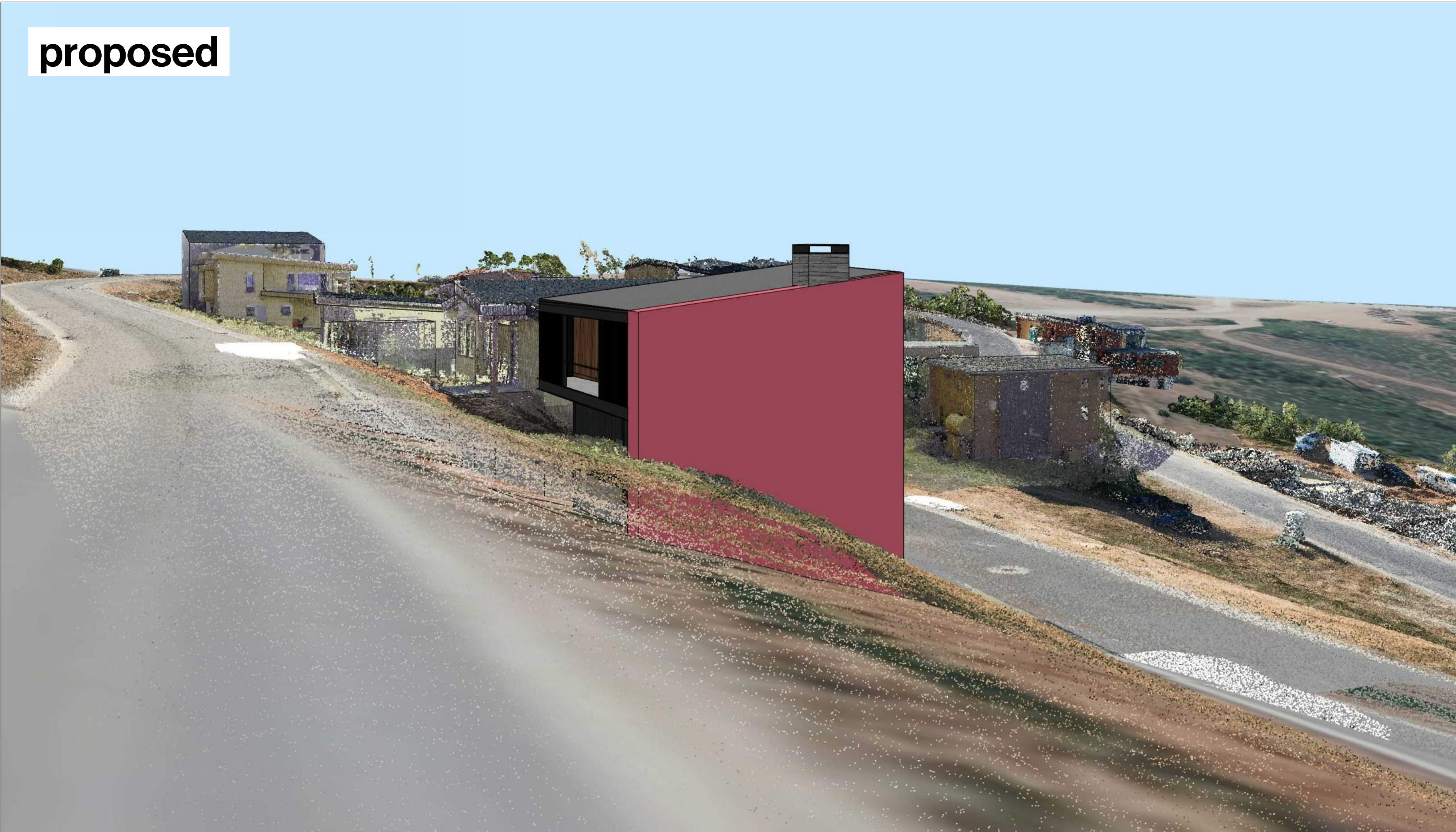
current



The magenta block represents the visual impact of  
Variance Request #1.

Variance Request #2 has no visual impact.

proposed



current



proposed





current



proposed



current



proposed



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**Brandon Richardson**

Sheet Name:

**exterior views**

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**VARIANCE #1**  
**Sec 104-29-2: Item (h)-(3): requires a 5ft side yard setback for a single-family dwelling**  
**We are requesting a variance to reduce this side yard setback to 2ft.**

1. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Land Use Code.  
**Enforcing the full western setback, creates an incredibly small and restrictive site. The applicant is left with constrained space on all levels. Especially on level 2, the owner has to choose between impractical small bedrooms, or fewer bedrooms.**
2. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.  
**Due to the wedge-shaped block of land, we have the smallest lot within the Village House neighborhood. Our lot is also unique because it does not have a western neighbor, and sits next to an open and undevelopable piece of land.**
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.  
**The lot is so small that we are not able to fit the allowable square footage. Neighboring lots can accommodate the full allowable square footage, and have the depth to accommodate a greater number of bedrooms, and reasonably sized bedrooms.**
4. The variance will not substantially affect the general plan and will not be contrary to the public interest.  
**The visual impact of the increased buildable envelope, is identical to the visual impact of the chimney enclosure which is already allowed to occupy this space. There is no neighboring building on the west side of our parcel.**
5. The spirit of the land use ordinance is observed and substantial justice done.  
**The intent of this ordinance is to separate houses. There is an open and undevelopable plot beside us. We believe that the reduction of the setback along this edge respects the spirit of the ordinance, and increases the enjoyment of the property.**

**VARIANCE #2**  
**Sec 108-7-2: Item 5: permits a 2ft cantilever into a rear yard setback.**  
**We are requesting a variance to expand the building 2ft into the rear yard setback, without a cantilever.**

1. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Land Use Code.  
**Requiring the 2ft protrusion to be a cantilever creates undue hardship due to the steeply sloping site. We will be required to do extensive earthwork and retaining walls in order to treat the second floor protrusion as a cantilever.**
2. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.  
**Due to the wedge-shaped block of land, we have the smallest lot within the Village House neighborhood. Because of the small size of the parcel, we would like to take advantage of the allowable 2ft cantilevers. Cantilevers are not permitted into the front yard because of the utility easement. And cantilevers into the rear yard are extremely difficult due to the steeply sloping site.**
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.  
**This is the smallest parcel in the Village House neighborhood. We are not able to fit our allowable square footage. And we are further restricted by multiple utility easements.**
4. The variance will not substantially affect the general plan and will not be contrary to the public interest.  
**There is no visual impact that results from this variance. This variance will allow us to avoid extra grading and earthwork which will scar the site.**
5. The spirit of the land use ordinance is observed and substantial justice done.  
**This variance would allow for greater enjoyment of the property, with no visual impact. And would allow us to avoid intrusive additional earthwork.**