

Weber County Board of Adjustment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 11.4.14	Fees (Office Use) \$225.00	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Rachel Nielsen		Mailing Address of Property Owner(s) 3778 Willowbrook Lane Eden ut 84310	
Phone 801-391-5362	Fax		
Email Address rachelnielsen1csu@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) N/A		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Appeal Request

A hearing to decide appeal where it is alleged by appellant that there is an error in any order, requirement, decision or refusal in enforcing of the Zoning Ordinance

A variance request:
 ___ Lot area
 Yard setback
 ___ Frontage width
 Other: **river / flood risk**

A Special Exception to the Zoning Ordinance:
 ___ Flag Lot
 ___ Access by Private Right-of-Way
 ___ Access at a location other than across the front lot line

An Interpretation of the Zoning Ordinance

An Interpretation of the Zoning Map

Other: _____

Property Information

Approximate Address 3778 Willowbrook Lane Eden, ut 84310	Land Serial Number(s) 22-0560011
Current Zoning	



Existing Measurements		Required Measurements (Office Use)	
Lot Area	Lot Frontage/Width	Lot Size (Office Use)	Lot Frontage/Width (Office Use)
Front Yard Setback unknown for sure	Rear Yard Setback 256"	Front Yard Setback (Office Use)	Rear Yard Setback (Office Use)
Side Yard Setback 12.5'	Side Yard Setback 20' (cant build on this side, garage is there)	Side Yard Setback (Office Use)	Side Yard Setback (Office Use)

Applicant Narrative

Please explain your request.

I would like a variance to allow the separate entrance for my accessory apartment to be located in the front of the property rather than the side or back as is dictated in the code.

Variance Request

Explain how the variance will not substantially affect the comprehensive plan of zoning in the County and that adherence to the strict letter of the ordinance will cause unreasonable hardships, the imposition of which upon the petitioner is unnecessary in order to carry out the general purpose of the plan.

On my particular lot, the river runs through the back only about 15 feet from the back of the house at the height of the basement level. There would be a very high flood risk to the basement if an entrance were made in the back.

On the side yards, on one side the garage is located there and access to the basement is not possible, and on the other side, the house is set at the setback, and putting an entrance on that side would encroach into the setback.

Variance Request (continued...)

List the special circumstances attached to the property covered by the application which do not generally apply to the other property in the same zone.

The lot is narrow, and the house, which was built in the 90's, is set so that there is no room on the accessible side to build anything or add an entrance without encroaching on the setback.

Based upon the previously stated special circumstances, clearly describe how the property covered by this application is deprived of privileges possessed by other properties in the same zone; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.

The river prevents a back yard separate entrance without danger of flooding.

Variance Request (continued...)

Explain how the previously listed special circumstances are not considered to be economic or self-imposed hardships.

Putting an entrance in the back would have been the least expensive option, but was too high a flood danger

Property Owner Affidavit

I (We), Rachel Nielsen, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 10th day of October, 2014.

[Signature]

(Notary)



Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

