

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 7-22-15	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) BRIAN D WILSON		Mailing Address of Property Owner(s) P.O. BOX 121 HUNTSVILLE UTAH 84317	
Phone 801 745-9506	Fax		
Email Address WILSON DODGE @ DIGIS - NET		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) JED STAMA		Mailing Address of Authorized Person 1245 S 9400 E Huntsville UT 84317	
Phone 801-430-6622	Fax 801-745-2512		
Email Address JED@JSC-BUILDERS.COM		Preferred Method of Written Correspondence <input checked="" 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: Minimum setback to Spring Drainage Ditch.**
- 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 1537 S 8900 E Huntsville UT 84317	Land Serial Number(s) 210350011
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Current Zoning
FV-3

Existing Measurements		Required Measurements (Office Use)	
Lot Area 3.5 Acres.	Lot Frontage/Width 153.5'	Lot Size (Office Use)	Lot Frontage/Width (Office Use)
Front Yard Setback	Rear Yard Setback 300' +	Front Yard Setback (Office Use)	Rear Yard Setback (Office Use)
Side Yard Setback 20'	Side Yard Setback 20'	Side Yard Setback (Office Use)	Side Yard Setback (Office Use)

Applicant Narrative

Please explain your request.

MY REQUEST IS TO ALLOW ME A VARIANCE TO BUILD A BARN TWENTY FIVE FEET CLOSER TO THE SEASONAL RUNOFF DITCH, THAN THE ORDINANCE ALLOWS OF FIFTY FEET.

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.

THE VARIANCE WILL NOT SUBSTANTIALLY AFFECT THE COMPREHENSIVE PLAN OF ZONING BECAUSE, WHILE THE ZONING IS IN PLACE TO KEEP STRUCTURES AWAY FROM RIVERS AND STREAMS, THIS SEASONAL RUNOFF DITCH IS DRY MOST OF THE YEAR. ADHERENCE TO THE ORDINANCE WILL REMOVE OVER ONE HUNDRED AND TWENTY FEET OF DEPTH ACROSS MY ENTIRE PROPERTY, NOT ALLOWING ME FULL USE OF IT. ALLOWING ME TO BUILD MY BARN TWENTY FIVE FEET FROM THE DITCH INSTEAD OF FIFTY FEET IS NOT NECESSARY TO KEEP THE GENERAL PLAN INTACT. IT ALLOWS PROPERTY OWNERS SUCH AS MYSELF, WHO HAVE OWNED THE PROPERTY SINCE BEFORE THE ORDINANCE WAS INACTED, BETTER USE OF THEIR PROPERTY. BY STAYING OUTSIDE OF A FIFTY FEET DISTANCE, I CAN NOT HAVE THE FULL USE OF A VERY LARGE SECTION IN THE CENTER OF MY PROPERTY.

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.

1. NOT ALL PROPERTIES HAVE A SEASONAL RUNOFF DITCH IN THE CENTER OF THEIR PROPERTY.
2. THE DITCH ON THIS PROPERTY RUNS AT AN ANGLE, NOT ALLOWING ANY STRUCTURE TO SQUARE UP TO THE DITCH, PUSHING ANY STRUCTURE EVEN FURTHER AWAY.
3. PROPERTY IS A LONG NARROW PIECE. WHILE MAINTAINING THE TWENTY FEET SIDE YARD SETBACK, IT DOES NOT ALLOW MUCH ALTERNATIVE FOR PLACEMENT OF THE STRUCTURE.

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.

1. MOST PROPERTIES IN THE SAME ZONE DO NOT HAVE A SEASONAL DITCH THAT RUNS THROUGH THE CENTER OF THE PROPERTY.
2. OF THE FEW PROPERTIES THAT DO SHARE THE SAME DITCH, IT RUNS PERPENDICULAR TO THE PROPERTY, WHILE IT CROSSES MINE AT AN ANGLE.
3. OTHER PROPERTIES DO NOT LOSE WELL OVER ONE HUNDRED TWENTY FEET THROUGH THE CENTER OF THEIR PROPERTY BECAUSE OF A SEASONAL DITCH.
4. THE FEW PROPERTIES THAT DO SHARE THE SAME DITCH HAVE STRUCTURES MUCH CLOSER THAN FIFTY FEET FROM THE DITCH.

[REDACTED]

Variance Request (continued...)

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

THE SPECIAL CIRCUMSTANCES HAVE ZERO IMPACT ECONOMICALLY BECAUSE IT BEARS NO WEIGHT ON MY FINANCIAL WELL BEING. IT IS NOT SELF IMPOSED AS I DID NOT PUT THE DITCH IN MY PROPERTY TO BEGIN WITH, AND I HAVE OWNED THE PROPERTY WITH THE INTENT TO BUILD THE STRUCTURE PRIOR TO THE ORDINANCE TAKING EFFECT.

Property Owner Affidavit

I (We), Brian D. Wilson, 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.

Brian D. Wilson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 23rd day of July, 2015

Melissa Cohen
(Notary)



Authorized Representative Affidavit

I (We), Brian D. Wilson, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Jed Slama, 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.

Brian D. Wilson
(Property Owner)

Jed Slama
~~(Property Owner)~~
Representative

Dated this 23rd day of July, 2015, personally appeared before me Jed Slama, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Melissa Cohen
(Notary)

WEBER COUNTY RECORDER / SURVEYOR
C O N T R I B U T I O N S H I P / D E S C R I P T I O N R E P O R T

SERIAL NUMBER: 21-035-0011



PRIOR SERIAL NUMBER(S):

OWNER: WILSON, BRIAN D

MAILING ADDRESS:

PO BOX 121
HUNTSVILLE UT 84317

TAX UNIT
318

CHANGE DATES:
Name: 31-OCT-2001
Tax Unit: 12-APR-1996

PROPERTY ADDRESS:

1537 S 8900 E
HUNTSVILLE 84317

ADDITIONAL NAMES:

CURRENT REFERENCES:

Seq	EntryNbr	Book	Page	Kind of Instrument	Deed Date	Recorded Date
1	1721217	2086	1839	WARRANTY DEED	14 / 08 / 2000	15-AUG-2000

COMMENTS:

DESCRIPTION OF PROPERTY: As Of: 03-FEB-1981 Change Year/Code: R/P ACRES: 3.5

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH,
RANGE 2 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT
A POINT 1306 FEET EAST AND 1320 FEET NORTH AT RIGHT ANGLES
TO THE SOUTH LINE OF SAID SECTION 21 FROM THE SOUTHWEST CORNER
OF SAID QUARTER SECTION; RUNNING THENCE WEST 998.5 FEET;
THENCE NORTH 5D26' EAST 153.35 FEET; THENCE EAST 982.28 FEET
TO A POINT NORTH 0D36' WEST FROM BEGINNING; THENCE SOUTH 0D36'
EAST 153.5 FEET TO BEGINNING. CONTAINING 3.5 ACRES, M/L.

*** RUN DATE: 02-JUL-2015 11:50 AM ***

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