



Weber County Planning Division

August 12, 2016

Steve and Michelle Buck
4087 W 2200 S
Ogden, UT 84404

RE: Building Height Variance

To whom it may concern,

According to the survey information provided by Hansen & Associates, Inc, the lowest existing grade is 4238.73' and the highest existing grade is 4239.97' (see Exhibit A). The average existing grade according to my calculation is 4239.35' based on the definition in the Weber County Uniform Land Use Code §101-7 which identifies the process of establishing the average building height as "...the average of the highest natural grade and the lowest natural". The highest point of the roof has been identified in the information provided as 4280.12'. The information provided establishes the final building height as 40.77'.

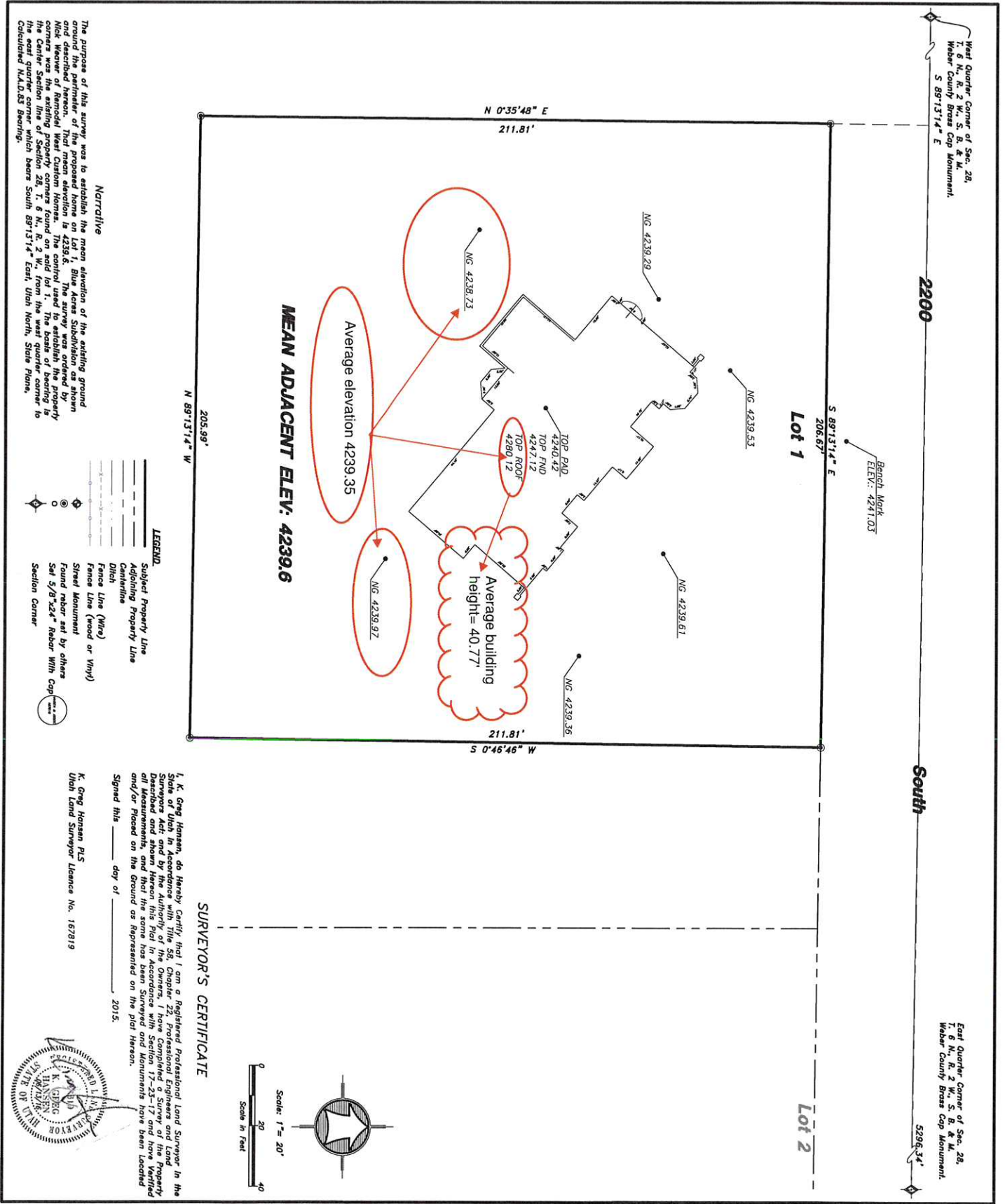
The subject property has been granted a variance (see Exhibit B for the BOA 2015-05 notice of decision) allowing an average building height of up to 41' as measured from the existing/natural grade. Based on the variance approval and the information provided by Hansen and Associates, the building height is acceptable to the Weber County Planning Division.

Please contact our office if you have any additional questions or concerns.

Respectfully,

Ronda Kippen, Principal Planner
Weber County Planning Division
Phone# 801.399.8768

Exhibit A



Narrative

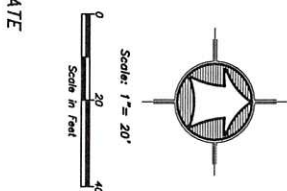
The purpose of this survey was to establish the mean elevation of the existing ground and determine the mean elevation of the proposed home on Lot 1, Blue Acres Subdivision as shown on the plat. The survey was conducted on 8/3/2015. The control used to establish the property corners was the existing property corners found on said lot 1. The basis of bearing is the center quarter line of Section 28, T. 6 N., R. 2 W., from the west quarter corner to the east quarter corner which bears South 89°13'14" East, Utah North, State Plane, considered N.A. 83 Bearings.

- LEGEND**
- Subject Property Line
 - Adjoining Property Line
 - Centerline
 - Fence Line (Wire)
 - Fence Line (wood or Vinyl)
 - Street Monument
 - Found rebar set by others
 - Set 5/8" x 24" Rebar With Cap
 - Section Corner

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and by the authority of the Owners, I have completed a Survey of the Property described and shown herein this plat in accordance with Section 17-23-17 and have verified and/or placed on the ground as represented on the plat hereon.

Signed this _____ day of _____ 2015.



K. Greg Hansen PLS
Utah Land Surveyor License No. 167819



<p>Elevation Survey for Lot 1, Blue Acres 4087 W. 2200 S., West Haven, Weber Co., Utah</p> <p>A Part of the Southwest Quarter of Section 28, T 6 N., R 1 W., S.L.B.&M.</p>	<p>Drawn By: <u>MBJ</u> Date: <u>8/3/2015</u></p> <p>Designed By: _____</p> <p>Checked By: _____</p> <p>Approved By: _____</p> <p>Scale: 1" = 20'</p> <p>Drawing File: <u>15-3-62v15.dwg</u></p> <p>JOB NUMBER: <u>15-3-62</u></p>	<p>HAI HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.haies.net Brigham City Ogdan Logan (435) 723-3481 (801) 389-4905 (435) 752-8272</p>	<p>No.</p>	<p>Date</p>	<p>By</p>	<p>Revision</p>
	<p>1</p>		<p>08/13/16</p>	<p>KGH</p>	<p>ADDED TOP OF ROOF ELEV</p>	

Sheet 1 of 1
Sheets



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Weber County Board of Adjustments
NOTICE OF DECISION

July 17, 2015

Steven and Michelle Buck
1012 West 4200 South
Riverdale, UT 84405

Case No.: BOA 2015-05

You are hereby notified that your request for a six foot building height variance as measured from the average existing/natural grade for the single family dwelling located at 4087 West 2200 South Ogden, UT, was heard and approved by the Weber County Board of Adjustments in a public meeting held on July 16, 2015, after due notice to the general public. The approval was granted subject to the following conditions:

1. The maximum building height shall not exceed 41' from the average natural existing grade.
2. Requirements of the Weber County Engineering Division.
3. Requirements of the Weber County Building Division.

This recommendation is based on the following findings:

1. The building lot was created prior to the adoption of Ordinance 2008-9 modifying the building height to be measured from existing grade instead of final grade.
2. The current definition of "Grade, natural/existing" refers to the "... ***finished*** surface of the natural ground" causing confusion as to whether or not the applicant could improve the building lot by importing material to raise the building pad to reduce flooding risks.
3. The natural/existing grade of the building lot is at risk for high ground water and surface flooding due to the adjacent properties being higher in elevation creating a natural drainage area on Lot 1 of the Blue Acres Subdivision.
4. The County Engineering Division supports raising the existing/natural grade of Lot 1 of the Blue Acres Subdivision to reduce the need to install a sewer pump for the single family dwelling.
5. The proposed single family dwelling will be similar in height with the adjacent property owners.
6. The applicant has received approval of a land use and building permit for the proposed single family dwelling.
7. The proposed variance will not be detrimental to the public health, safety, or welfare.
8. The proposed variance will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Planner II

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