



Weber County Planning Division

Home Occupation Administrative Approval (DR 2012-01)

Project Name: Breanne's Music Studio (DR 2012-01)
Date Submitted: January 31, 2012
Land Serial Number: 21-049-0012
Approximate Address: 7173 E 1000 N
Planning Division Staff Review: Ben Hatfield

Background

The applicant is requesting approval to operate a home occupation, Breanne's Music Studio, located at 7173 East 1000 North in Huntsville. The proposed home is located on Lot 12 of Casey Acres Subdivision. The music studio will use less than 400 square feet inside the home and will teach lessons for violin and viola. 45 minute classes will be taught 3 to 4 times a day for about 4 days a week. Lessons will be taught in a room in the basement of the home. Students can enter the home through a rear basement entry. The existing driveway contains enough area for at least 9 cars to park, which is more than adequate for the small number of students.

Planning Division Review

▪ **Have the applicable requirements of the Weber County Zoning Ordinance been met?**

Staff has determined that Chapter 5B (AV-3 Zone), Chapter 31 (Administration), Chapter 34 (Home Occupation), and Chapter 36 (Design Review) of the Weber County Zoning Ordinance apply to this home occupation. These ordinances have been complied with in the following ways:

- The AV-3 Zone allows home occupations as a permitted use.
- The proposed music studio complies with Chapter 34 (Home Occupation) which lists "Musical instruction" as an example of appropriate home occupations.
- The proposed music studio will comply with the days and hours of operation and other standards specified in Chapter 34 (Home Occupation).
- The proposed home occupation will not detract from the residential character of the neighborhood. There are no signs proposed and the existing driveway has adequate parking area.

▪ **Are review agency conditions and requirements complete?**

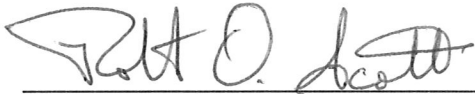
- The Engineering Division has responded with no concerns as there will be no parking on the street, and there will be a fifteen minute gap between students.
- A business license is required through Weber County.

Planning Division Findings

- The application was submitted on January 20, 2012 and deemed complete the same day.
- The requirements of Chapters 5B and 31, 34, and 36 have been complied with as described above.

Based upon the findings listed above, the Breanne's Music Studio (home occupation) is hereby approved, subject to the requirements of licensing agencies.

Date of Administrative Approval: January 31, 2012



Robert O. Scott
Weber County Planning Director

Exhibits

- A. Project narrative
- B. Site plan
- C. Street view picture of home

The exhibits are considered the approved documents associated with this home occupation.

Weber County Design Review Application

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

Date Submitted / Completed 10/26/12	Fees (Office Use) \$75.00	Receipt Number (Office Use) 472	File Number (Office Use) DR 2012-01
---	-------------------------------------	---	---

Property Owner Contact Information

Name of Property Owner(s) Mirage Enterprises		Mailing Address of Property Owner(s) 7173 E. 1000 N. Huntsville, Utah 84317	
Phone 801-644-2699	Fax		
Email Address cozannes@me.com		Preferred Method of Written Correspondence <input checked="" 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) Cozanne Mahon		Mailing Address of Authorized Person 7173 E. 1000 N. Huntsville, Utah 84317	
Phone 801-644-2699	Fax		
Email Address cozannes@me.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

Property Information

Project Name Breanne's Music Studio	Current Zoning AV3	Total Acreage 1 Acre
Approximate Address 7173 E. 1000 N. Huntsville, Uto 84317	Land Serial Number(s) # 21-049-0012 Lot # 12 Casey Acres	

Proposed Use
Music teacher - Violin & Viola

Project Narrative

I plan to teach violin & viola in the basement w/all cars)able to park in driveway to maintain calm & uninterrupted community street flow.

Max. = 1 days = 3-4 classes, 45min. w/ 15min. leave & come gap - no parking on the street.

breannesmusicstudio@gmail.com

Property Owner Affidavit

I (We), Cozanne Mahon, 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.

Cozanne Mahon
(Property Owner)

Cozanne Mahon, Justice
(Property Owner)

Subscribed and sworn to me this 20 day of Jan, 2012

(Notary)

Authorized Representative Affidavit

I (We), Cozanne Mahon, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Breanne Thomas, 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.

Mirage
(Property Owner)

Cozanne Mahon, Justice
(Property Owner)

Dated this 20 day of Jan, 2012 personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

Address: 713 E. 1350 N.
Huntsville UT 84401

Owner: Cezarine Mohon
Violin Lesson: Brannine Thomas
701-645-4912

Cement Land

Front Entrance

Basement
Entrance



← walkway of lights

← circle with ring

Circle (New)
can fit 1 car
with 12 width

Student
walking path

Front Door

2 car
Garage

3rd
car
Garage

Landscape firm

Covered
Pic area

Window

fits 3 cars
w/ 2 ←

3 cars
long

max w/alt. on it



OFFICIAL RECEIPT

*** REPRINT ***

20-JAN-2012

Receipt Nbr: 472

ID# 1184

Employee / Department: SEAN WILKINSON - 4181 - PLANNING

Check Received From: BREANNE THOMAS

Template: PUBLIC WORKS

Description: DESIGN REVIEW HOME OCCUPATION

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	<u> </u>	.00
Total Coin	\$	<u> </u>	.00
Total Debit/Credit Card	\$	<u> </u>	.00
Pre-deposit	\$	<u> </u>	.00
Total Checks	\$	<u> </u>	75.00
Grand Total	\$	<u> </u>	<u>75.00</u>

Account Number	Account Name	Comments	Total
01-4181-3419-0550-000	ZONING FEES		75.00
TOTAL \$			<u>75.00</u>

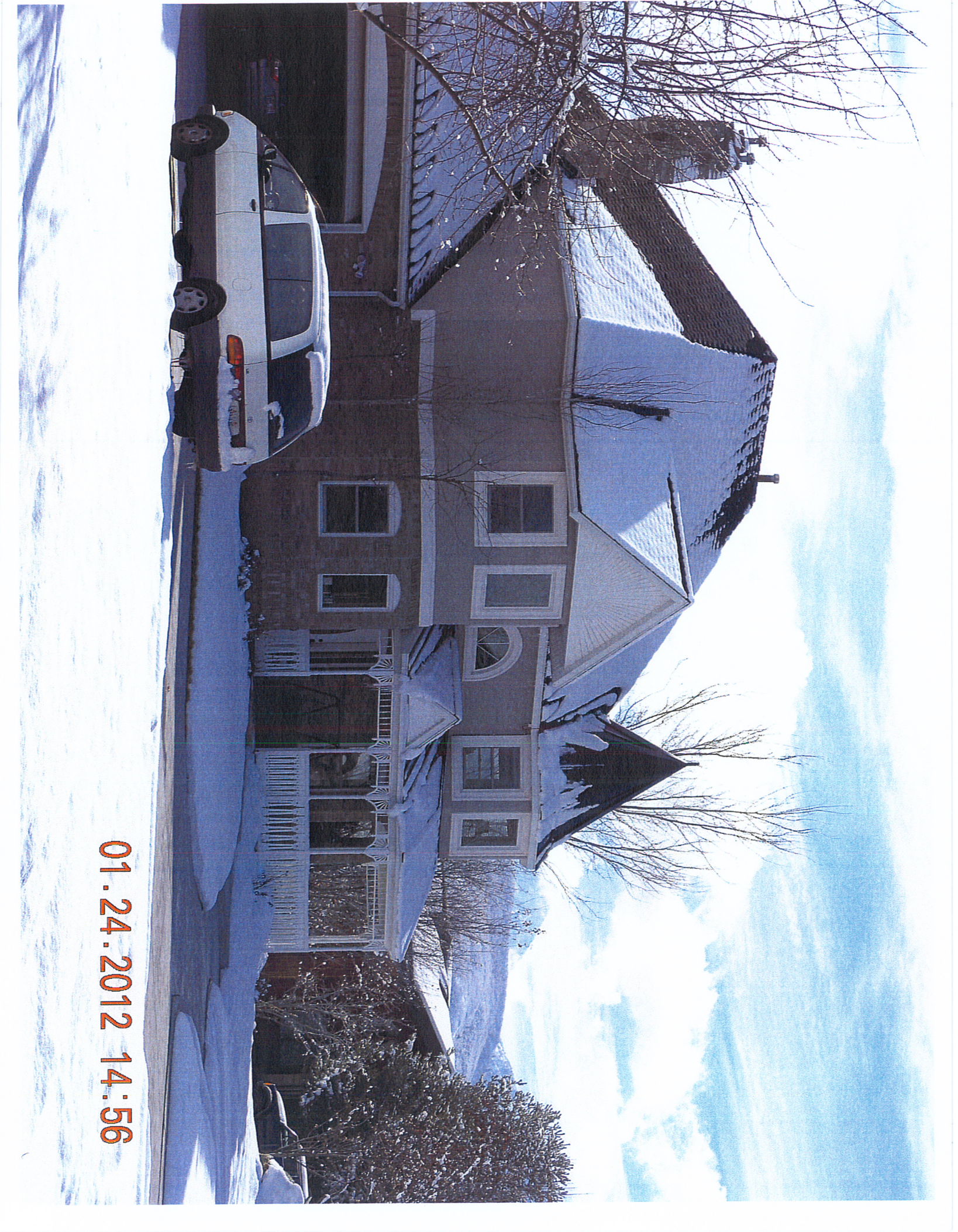
Check Amounts

75.00

Total Checks: 1

Total Check Amounts: \$ 75.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***



01.24.2012 14:56