

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 2-23-2018	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) Henry Flats H.O.A.		Mailing Address of Property Owner(s) 5120 S. 375 E. STE A.	
Phone 801-721-6720	Fax	Ogden, Utah 84405	
Email Address phancock@hancockco.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) Phil Hancock		Mailing Address of Authorized Person SAWE	
Phone 801-721-6720	Fax		
Email Address SAWE			
		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: _____
- ☐ 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 307 South 4350 West Ogden, UT 84404		Land Serial Number(s) 153690013	
Current Zoning A-1			
Existing Measurements		Required Measurements (Office Use)	
Lot Area 3.56 Acres	Lot Frontage/Width	Lot Size (Office Use)	Lot Frontage/Width (Office Use)
Front Yard Setback	Rear Yard Setback	Front Yard Setback (Office Use)	Rear Yard Setback (Office Use)
Side Yard Setback	Side Yard Setback	Side Yard Setback (Office Use)	Side Yard Setback (Office Use)

Applicant Narrative

Please explain your request.

Request a variance on side yard and front yard set back to allow construction of a pump house used for secondary water system for Henry Flats Cluster Subdivision. Approved subdivision plan shows a front yard setback at 3'0" and a side yard set back at 5'0". The requested variance is for a front yard setback of 9'8" and a sideyard of 8'.

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 pump house is used for the sole purpose of providing a pressurized secondary water system for the 12 lots in the subdivision and will be maintained by the subdivision H.O.A. The building has been reduced in size to only allow for installation and maintenance of equipment. The pumps and electrical equipment have to be protected from the elements and vandalism. When secondary water is available from Hooper Irrigation the pump will not be needed.

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 subdivision was approved and the underground utilities were all installed as per approved drawings. The pump house was shown on approved drawings. When a land use permit was applied for "set back" requirements for the pump house were determined not to meet zoning ordinance. This parcel is not a buildable lot, is used for the storm water detention, and secondary water system only. There not enough space on the lot to relocate the pump house to another area. All improvements were installed as per approved drawings.

Original approved drawings show the front set back at 3'-0" from property and the current application has moved it to the East for a set back of 9'-8". The side yard set back was shown at 5'-0" and current application is at 8'. An effort therefore is made to come as close to requirements as possible.

This small building is owned and maintained by the H.O.A. of the subdivision and has been reduced in size from 14'x8' to 10'x8' to reduce the foot print.

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.

Variance Request (continued...)

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

The details of the pump house were clearly shown on the approved drawings and were installed as shown prior to set back requirements becoming an issue. There is really no other location on this parcel that the pump house will fit.

Property Owner Affidavit

I (We), _____, 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____

(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)

**Weber County Corporation**

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt

Receipt
Number **69972**

Receipt Date

02/27/18

Received From:

THE HANCOCK COMPANIE

Time: 14:12
Clerk: amartin

Description	Comment	Amount
ZONING FEES	VARIANCE	\$600.00

Payment Type	Quantity	Ref	Amount
CHECK		10967	

AMT TENDERED: \$600.00

AMT APPLIED: \$600.00

CHANGE: \$0.00