

Exhibit A

Applicant Narrative

Please explain your request.

At this site, vehicles now park between the Ogden River and State Highway 39. In the winter, the heavy snowfall covers the uncovered vehicles, creating an unpleasant and difficult situation that is possible to improve owner's and visitor's comfort without violating the zoning spirit or affecting the comprehensive zoning plan. The owners home is on the south side of the river, and a detached open carport is proposed on the north side of the river where cars now park. The special circumstance to consider is the river location that limits construction area depth at front.

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.

1. With respect for public interest, this variance is submitted to overcome a land configuration situation that has a limiting distance between the Ogden River and State Highway 39 in Ogden Canyon. This proposal should not affect the public interest adversely in any manner.
2. Variance Request: Roughly 55' exists between the north edge of the river and the south edge of the road right of way. With a 30' setback and a riverbank slope, carport land space is limited to only 13', making a hardship that physically can't be overcome. If the front setback is reduced to 22', a satisfactory carport space of 20'± can be utilized. This is the variance request.
3. The length of property, the abundance of trees on the property & the road curve preserve the same light, air, and view that protects neighbors. At present, the new structure will not even be noticed by neighbors.
4. Other property owners in this zone have had their homes located less than 30' from the front property line without causing a public problem. The open carport will not violate the spirit of the zoning requirements, nor will it cause any problem with public road snow removal.

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 river comes closer to the road than in other locations. Leaving limited parking space on the north side of the river beyond the 30' 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.

As mentioned previously, most all home owners in the area have non-conforming vehicle environmental coverage. With the Owner's home located on the other side of the river, this variance would allow him the enjoyment of a parking property utilization & right that other property owners in the FR-1 zone enjoy.

Variance Request (continued...)

Explain how the previously listed special circumstances are not considered to be economic or self-imposed hardships.
The special circumstance of the river location and setback requirements already exist, independent of the proposed carport cost.

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)

Exhibit B

