

Exhibit A

Applicant Narrative

Please explain your request.

I am currently the owner of a flag lot that equals 1.16 acres in Huntsville, Utah. According to the Planning Commission, our frontage is located on the North side of our house, which is the entrance to our garage. We would like to build a separate garage on what we thought was the "back of our house/property". We have been told that we must build 30 feet in from the property line. If we build 30 feet from the property line, the building will be too close to our septic leach lines. The leach lines are located where they are, because Ray and Mary from Weber County told us they must be placed there. If we put the building in front of what we consider the front of our house, it will block our front windows and doors, not to mention it would look totally out of place compared to other homes in the neighborhood. We are asking to only be required to build 15 feet from the property line in order to avoid being too close to the leach lines and to build it in the most logical place on the property and to help keep the integrity of the neighborhood.

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.

Please see attached.

Board Of Adjustment

Variations from the requirements of the Weber County Zoning Ordinance

1. (a & b) The road in front of our house runs north & south, as well as east & west & then back to north & south. The entrance to access our home from the road enters from the section of the road that runs east & west. We built our home so that it would face the west, which faces the first section of the road that runs north & south. We did not put our house facing where our entrance is because it would look out of place in the neighborhood. No one would want to look at the side of a house from the main road. All of the houses that are in line with our home face the west. We are the owners of the property in front of our house all the way to the road and we are the owners of the property behind our house all the way to the canal. Please see photos attached.

My sister, Linda Knowles, owns the property north of my house and my sister, Julie Lund, owns the property to the south of my house. They both agree with me that the most logical placement for the garage would be located 15 feet from the property line on the side where Linda Knowles lives.

2. This property is all located in the Montgomery Ranch, LLC, in which I am part owner. My mother, brother, and two sisters are part owners as well. They are also the owners of the houses that are around my house.

2. (a) Other properties in the neighborhood do not have to enter their property from the side of their homes. They enter directly from the road into the front of their homes. Because our property is a flag lot, we must enter from the side of our house. Our house was built facing the west to keep the uniformity of the neighborhood.

3. Other property owners in the area have a place to store all of their belongings in order to eliminate everything being stored outside on their property. We are asking for the right to do the same. We want to avoid our property from being an eyesore to the others in our neighborhood.

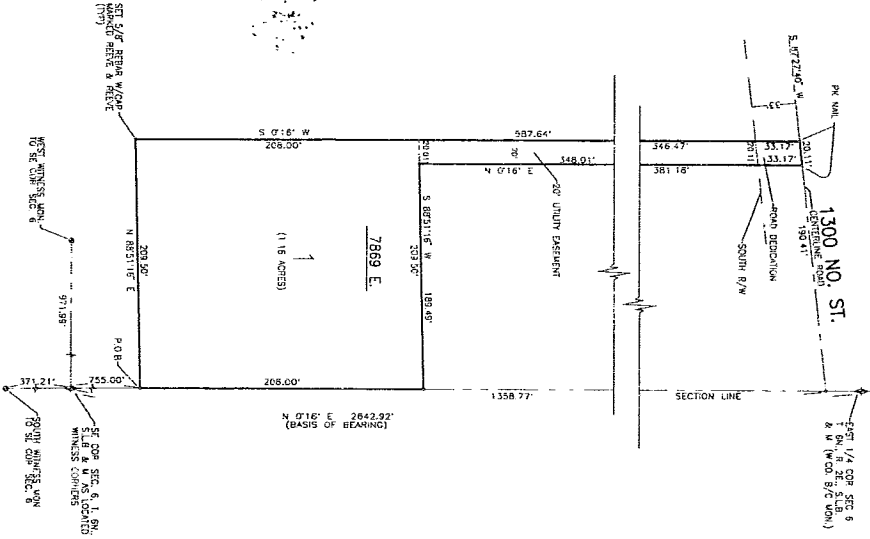
4. By granting the variance to only require a 15 foot setback, it would place the location of the garage in the most logical place and not destroy the uniformity of the neighborhood and the locations of the buildings or garages on their properties.

5. We are trying to adhere as much as we can to the ordinance in order to not violate the spirit and intent of the ordinance.

MONTGOMERY RANCH

PHASE 1

PART OF THE SE 1/4 OF SEC 6, T. 6N., R. 2E., S. 1B. & M., U.S. SURVEY
WEBER COUNTY, UTAH
SEPT. 1993



WEBER COUNTY PLANNING COMMISSION
APPROVED: *[Signature]*
DATE: 9/22/93

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES AND BEARINGS SHOWN ON THIS PLAN AND FIND THEM TO BE CORRECT AND ACCURATE AND THAT THE LINES AND BEARINGS SHOWN ON THIS PLAN ARE THE SAME AS SHOWN ON THE ORIGINAL SURVEY RECORDS.

WEBER COUNTY ACCEPTANCE
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES HAVE BEEN COMPLIED WITH DATES 1993.

WEBER COUNTY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES HAVE BEEN COMPLIED WITH DATES 1993.

WEBER COUNTY RECORDER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES HAVE BEEN COMPLIED WITH DATES 1993.

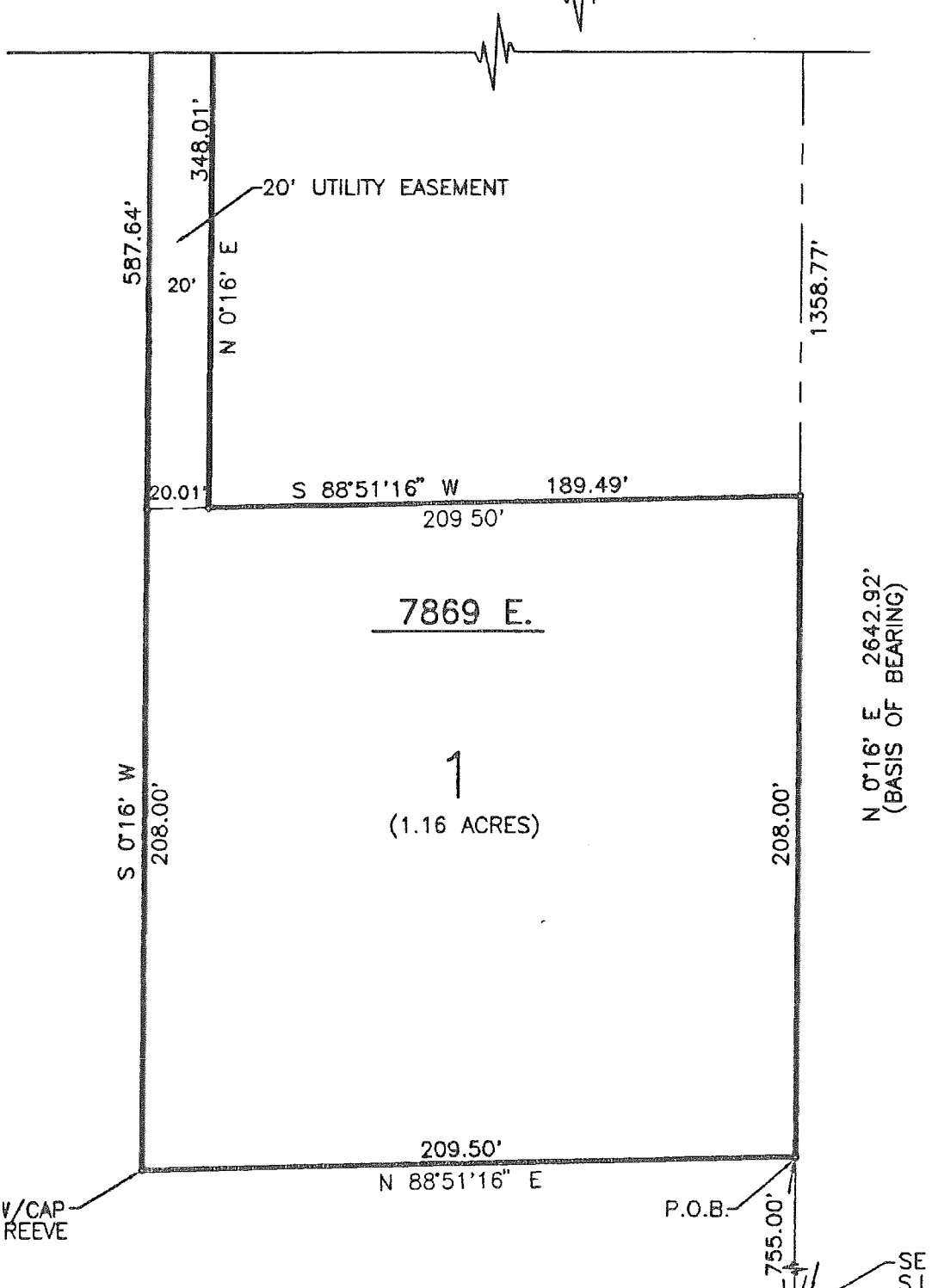
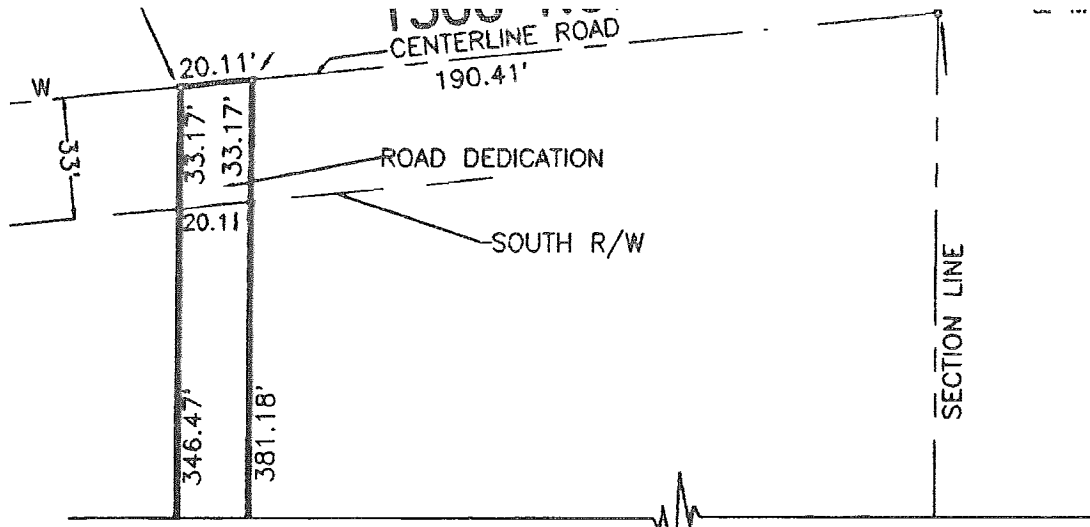
REEVE & REEVE, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND SURVEYING
DOEN, UTAH

NOTARIAL PUBLIC
[Signature]
STATE OF UTAH
COUNTY OF WEBER

ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF WEBER

OWNERS' DEDICATION AND CERTIFICATION
I, THE UNDERSIGNED, OWNER OF THE HEREIN-DESCRIBED PART OF SAID SECTION 6, DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE PUBLIC THE LINES AND BEARINGS SHOWN ON THIS PLAN FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY THE UNDERSIGNED HEREIN. I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION HAS MET ALL THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

SURVEYOR'S CERTIFICATE
I, DAN B. BERRY, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAN FOR MONTGOMERY RANCH PHASE 1, SUBDIVISION IN ACCORDANCE WITH THE UTAH SUBDIVISION ACT, IS THE SAME AS SHOWN ON THE ORIGINAL SURVEY RECORDS IN THE PUBLIC RECORDS OF SAID COUNTY AND THAT THE LINES AND BEARINGS SHOWN ON THIS PLAN ARE THE SAME AS SHOWN ON THE ORIGINAL SURVEY RECORDS. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THE LINES AND BEARINGS SHOWN ON THIS PLAN ARE THE SAME AS SHOWN ON THE ORIGINAL SURVEY RECORDS.



SITE PLAN NOTES:

IF A LAND DRAIN HAS BEEN INSTALLED TO THE LOT, IT SHALL EXTEND TO THE BUILDING AND CONNECT TO A FOOTING DRAINAGE SYSTEM. (I.R.C. R405.1)

INSURE 5% SLOPE (6" VERTICAL IN 10' HORIZONTAL) AWAY FROM BUILDING FOR PROPER DRAINAGE. (I.R.C. R405.1)

BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FROM FLOWING TO ADJACENT PROPERTIES / LOTS

ALL STORM WATER, DIRT AND DEBRIS SHALL BE CONTAINED ON-SITE DURING CONSTRUCTION

DIVERT SURFACE DRAINAGE TO APPROVED COLLECTION AREAS OR AS INDICATED ON APPROVED SITE PLAN

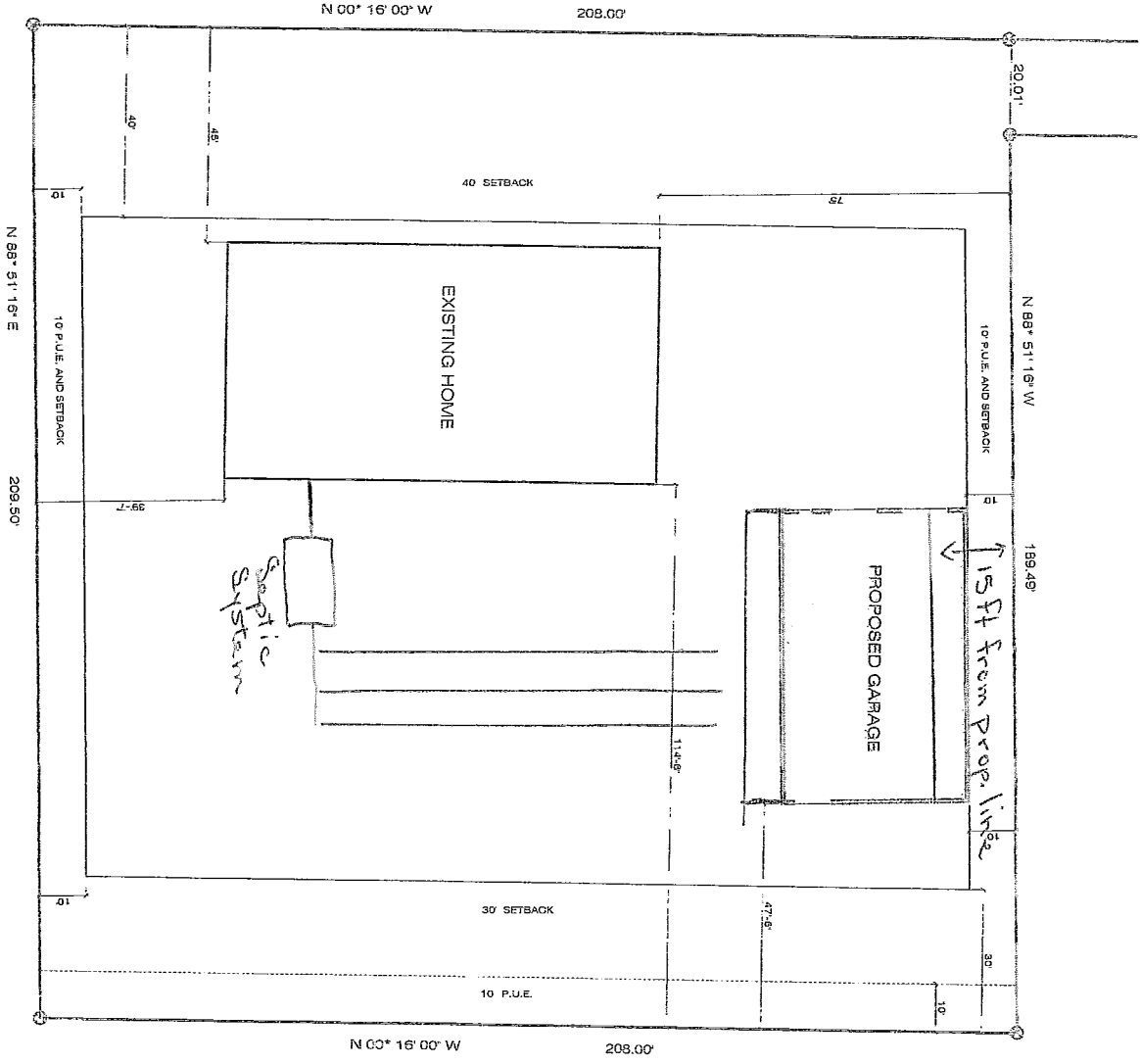
CURB, GUTTER, SIDEWALK AND STREET SHALL BE MAINTAINED FREE OF MUD, DIRT, AND CONSTRUCTION MATERIALS AND DEBRIS EACH DAY PER CITY ORDINANCE

DEBRIS BARRIERS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION

FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES ABOVE THIS ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. ACCESS REQUIRED. (IRC P3002.1)

CONSTRUCTION TRAFFIC AND PARKING MAY NOT BLOCK TRAFFIC WITHOUT PERMITS

CONSTRUCTION SITE MUST BE KEPT IN A NEAT MANNER. NO DEBRIS OUTSIDE OF DUMPSTER



LOT # 1

MONTGOMERY RANCH
7899 EAST 1300 NORTH
EDEN, UTAH

AREA:
1.16 ACRES

BUILDING DIMENSIONS:
40' X 60'

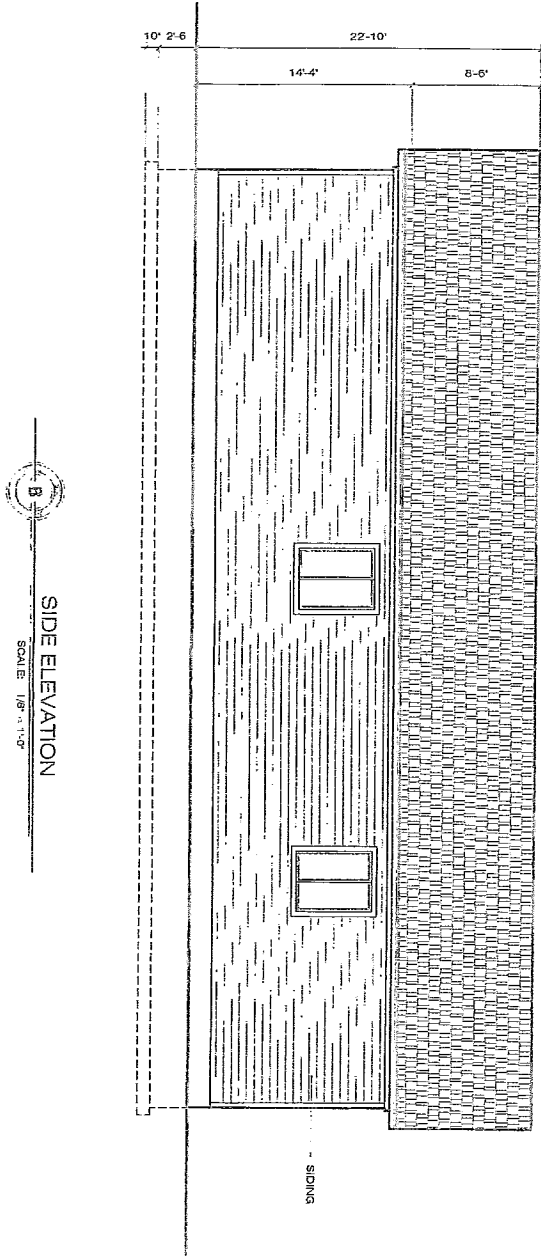


SHEET: SITE PLAN
SCALE: 1" = 20'

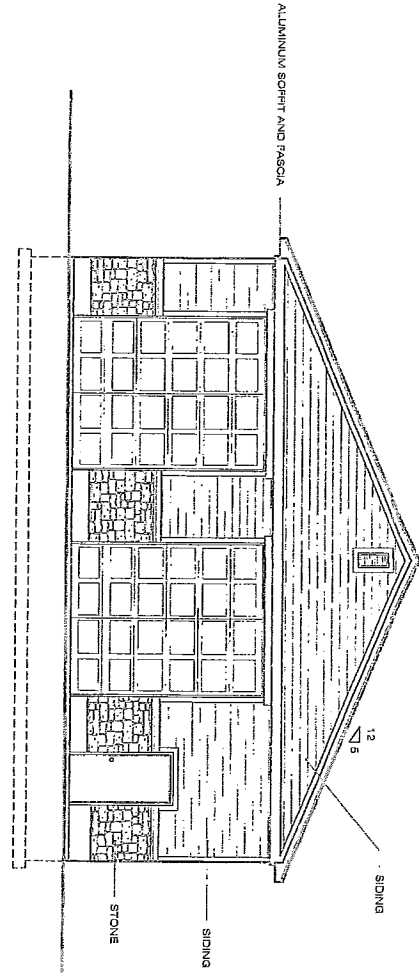
PROJECT:	LOT # 1, MONTGOMERY RANCH 7899 EAST 1300 NORTH, EDEN, UTAH	DATE:	5.1.2018
CLIENT:	ELOY GARCIA	PROJECT ID:	10-101
		PLAN:	NAME / ID

THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF THE PROJECTS LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT TO: UNDESIGNED LLC

Ex: 6: + C



B
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



A
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

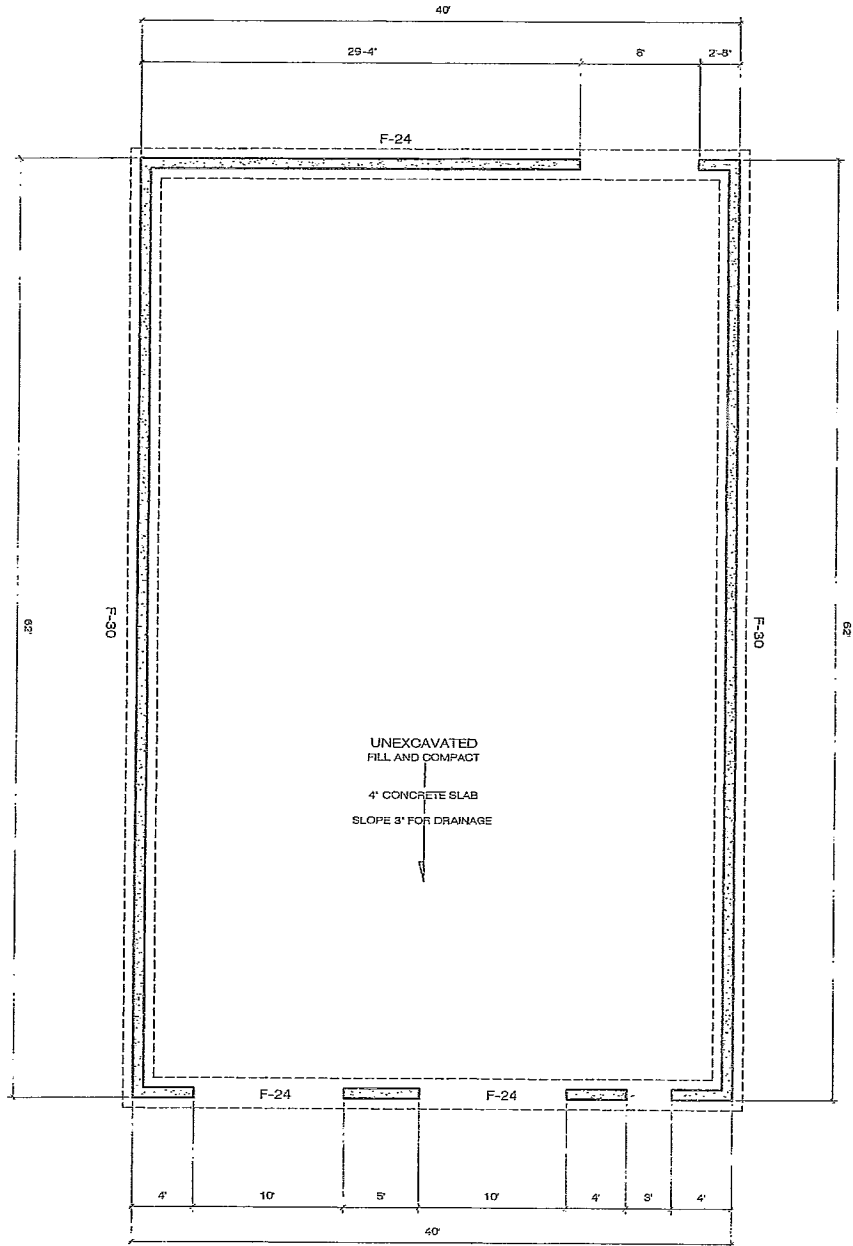
SHEET: FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT: EDEN GARAGE
7869 EAST 1300 NORTH, EDEN, UTAH
CLIENT: ELOY GARCIA

DATE: 5.1.2013
PROJECT ID: 10-101
PLAN: NAME / ID

THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE ELEVATION LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

FOUNDATION NOTES:
 8' CONCRETE FOUNDATION WALLS (TYPE 1)
 ALL HOLD-DOWN STRAP DIMENSIONS GIVEN ARE TO THE CENTER OF THE STRAP.
 SEE PAGES 5, S-1, S-2, S-3 FOR SPECIFIC FOUNDATION DETAILS AND ENGINEERING REQUIREMENTS.
 ENSURE 36" FROST COVERAGE TO BOTTOM OF FOOTING PER IRC AND LOCAL CODES.
 APPLY APPROVED WATERPROOFING SYSTEM ON FOUNDATION WALLS PRIOR TO BACKFILLING ON CONCRETE ENCASED ELECTRODE (UFER) GROUND) REQUIRED



A FOOTING / FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"

SHEET: FOOTING AND FOUNDATION
 SCALE: 1/8" = 1'-0"

PROJECT: EBER GARAGE 7869 EAST 1300 NORTH, EDEN, UTAH	DATE: 6.1.2013	
CLIENT: ELOY GARCIA	PROJECT ID: 10-101	
	PLAN: HARSÉ / ID	

THIS PLAN IS ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

Exhibit D

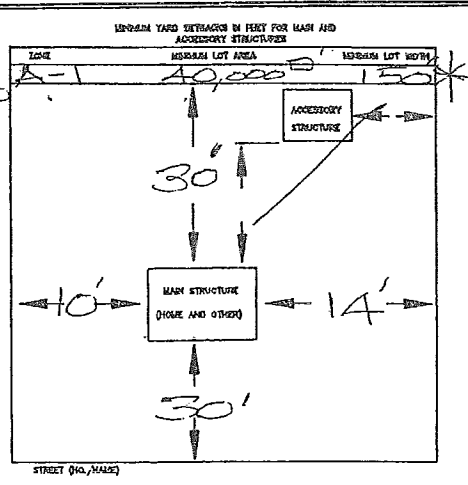
Land Use Permit
(In Accordance with Chapter 30-1
of the Uniform Zoning Ord.)

Conditional Use Permit
(In Accordance with Chapter 22C-2
of the Uniform Zoning Ord.)

APPLICATION TO WEBER COUNTY PLANNING COMMISSION

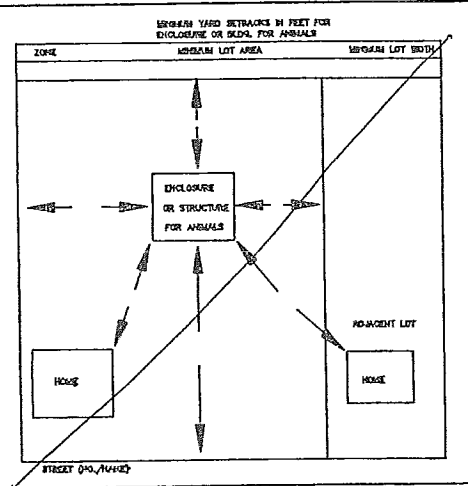
THIS APPLICATION BECOMES A LAND USE/CONDITIONAL USE PERMIT
WHEN SIGNED BY THE PLANNING DEPT. AND APPLICANT

DATE OF APPLICATION	5/19/94	PERMIT #	175-94
OWNER OF PROPERTY	MONTGOMERY	PHONE	745-3825
BILLING ADDRESS	208 1/2 E. 1300 N.	CITY	EDEN, UTAH
GENERAL CONTRACTOR	-	PHONE	-
LOG. ADDRESS	7869 E. 1300 N.	ASSESSOR'S PARCEL NO.	21003-0004
LOT NO.	1	*SUBD. NAME & NUMBER	MONTGOMERY
PROPERTY LOCATION	NW NE SW SE	OF SECTION NO.	R. W. E.
TOTAL PROPERTY AREA - IN ACRES OF SQ. FT.	ONE	TOTAL BLDG. SITE AREA USED	-
PROPOSED USE OF STRUCTURE/LAND	DWELLING	SINGLE FAMILY DWELLING	<input checked="" type="checkbox"/>
WELLING UNITS NOW ON LOT	NONE	*ACCESSORY BLDGS. NOW ON LOT	-



TYPE OF IMPROVEMENT/KIND OF CONSTRUCTION	HOME	REMODEL	ADDITION	OTHER	MOVE	CONVERT USE	SIGN
NO. OF OFF-STREET PARKING SPACES	COVERED	UNCOVERED	REQD (ORD. 27-80)				

YES	NO	CHECKLIST
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(1) Is property plot of an approved subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	(2) Is there a home or other bldg. presently on the property?
<input type="checkbox"/>	<input type="checkbox"/>	(3) Is certification statement needed for storage bldg. or large private garage?
<input type="checkbox"/>	<input type="checkbox"/>	(4a) Below 4218 Contour (G.S.L.)? (Mor. 7-85)
<input type="checkbox"/>	<input type="checkbox"/>	(4b) Is property in Wetlands? (National Act)
<input type="checkbox"/>	<input type="checkbox"/>	(4c) Is property in Fed. flood zone? (Ord. 3-75)
<input type="checkbox"/>	<input type="checkbox"/>	(5a) Is FIRE HYDRANT FEE Required? (Ord. 1-88)
<input type="checkbox"/>	<input type="checkbox"/>	(5b) If yes, WTR. DIST. _____ FEE REQ. \$ _____
<input type="checkbox"/>	<input type="checkbox"/>	(6) Is property in violation of Sub. Ord. because of prior non-compliant divisions? (Title 26)
<input type="checkbox"/>	<input type="checkbox"/>	(7a) Is property on public road?
<input type="checkbox"/>	<input type="checkbox"/>	(7b) Public by right of use road?
<input type="checkbox"/>	<input type="checkbox"/>	(7c) Private Road, R.O.W. or flag lot approved as a Special Exception?
<input type="checkbox"/>	<input type="checkbox"/>	(8a) Is road widening (QC Decd) req'd? (Ord.)
<input type="checkbox"/>	<input type="checkbox"/>	(8b) Are road improvements substandard?
<input type="checkbox"/>	<input type="checkbox"/>	(8c) Is Agreement acknowledging substandard road R.O.W. and/or improvements required?
<input type="checkbox"/>	<input type="checkbox"/>	(9) Does property front on official map or masterplan designated arterial or collector road for additional front yard setback? (Ord. 23-21 & 23-18)
<input type="checkbox"/>	<input type="checkbox"/>	(10) Is a road required for street widening? (Ord.)
<input type="checkbox"/>	<input type="checkbox"/>	(11a) Is Curb, Gutter & Sidewalk required?
<input type="checkbox"/>	<input type="checkbox"/>	(11b) Is it to be deferred by Def. Agreement?
<input type="checkbox"/>	<input type="checkbox"/>	(12) Does property meet zoning area and frontage requirements? AREA, SQ. FT./ ACRES _____ FRONTAGE _____ FT.
<input type="checkbox"/>	<input type="checkbox"/>	(13) Hillside Review Board approval required? (Ord. 3-71)
<input type="checkbox"/>	<input type="checkbox"/>	(14a) Is property to be connected to a public sewer?
<input type="checkbox"/>	<input type="checkbox"/>	(14b) Is connection fee to CWSID Paid?
<input type="checkbox"/>	<input type="checkbox"/>	(14c) Amount of connection fee to U.S.A. #1 sewer to be paid with Bldg. Permit \$ _____



The following conditions, as required by County Ordinances must be adhered to:

CULVERT SIZE:
~~16" FLAG LOT~~
~~APPROVED BY~~
~~VCPC~~

NOTICE TO APPLICANT

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for a person occupied building must be approved by the County Health Officer prior to installation.

Planning Dept. Signature of Approval: _____ Date: 5/19/94

This Permit becomes null and void if use or construction authorized as not commenced within 180 days for Land Use Permit/1 Yr. for Cond. Use or a zoned change affecting this property. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

Signature of Contract or Other Authorized Agent: _____ Date: _____
 Signature of Owner or Authorized Agent: *Wendy Montgomery* Date: 5/19/94