

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	Fees (Office Use) \$225.00	Receipt Number (Office Use) 1841	File Number (Office Use) BOA 2013-05
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Property Owner Contact Information

Name of Property Owner(s) Rulon Jones		Mailing Address of Property Owner(s) 177 S Main Fifth ID 83236	
Phone 208 346 6648	Fax		
Email Address rulon@utahelkhunt.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) Garret Jones		Mailing Address of Authorized Person 4904 E 2775N Eden Utah 84310	
Phone (801) 814 6261	Fax		
Email Address garret-jones@yahoo.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Appeal Request

- A variance request:
- Lot area
 Yard setback
 Frontage width
 Other: Variance from zoning ordinance
- An Interpretation of the Zoning Ordinance
- An Interpretation of the Zoning Map
- 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
- Other: _____

Property Information

Approximate Address 4100N 3800E Liberty UT 84310	Land Serial Number(s) 220100001
Current Zoning AV3	

Existing Measurements		Required Measurements (Office Use)	
Lot Area 6.15	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.

X Variance from zoning ordinance requiring custom exempt meat cutting to be located on and with access directly from a collector or arterial road. A large hill located on the property makes this hard and to have access from 3800 E would alleviate this hardship. The access would be possible if there was not an intersection next to the property.

Variance Request

The Board of Adjustment may grant a variance only if the following five criteria are met. Please explain how this variance request meets the following five criteria:

1. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance.
- a. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought, and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
- b. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.

This parcel has an intersection that is on south east corner. It also has a large hill 40 feet from intersection. Engineering dept wants drive way to be 100 ft from intersection and because of the hill makes this impossible. Moving access up 3800 E would allow safe and convenient access for building.

Variance Request (continued...)

2. There are special circumstances attached to the property that do not generally apply to the other properties in the same zone.

a) In determining whether there are special circumstances attached to the property, the appeal authority may find that special circumstances exist only if the special circumstances relate to the hardship complained of, and deprive the property of privileges granted to other properties in the same zone.

Please describe the special circumstances attached to the property that do not generally apply to the other properties in the same zone:

This property has a steeper hill than other parcels in the area. It is also next to the intersection unlike other parcels in the area. If the intersection were not the access from 4100 W would be easy. If the hill were not there access at 100 foot gap from the intersection would be possible. It is a combination of the two that makes the variance important.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.

Having a drive way to access structures on the property is essential to the use of the property.

Variance Request (continued...)

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

It will help the flow of traffic and be in the public interest to keep the intersection safe and free of confusion.

5. The spirit of the land use ordinance is observed and substantial justice done.

Text Field

The land ordinance was designed to keep this type of business in agricultural parcels of 5 acres or more on a collector Rd.

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.

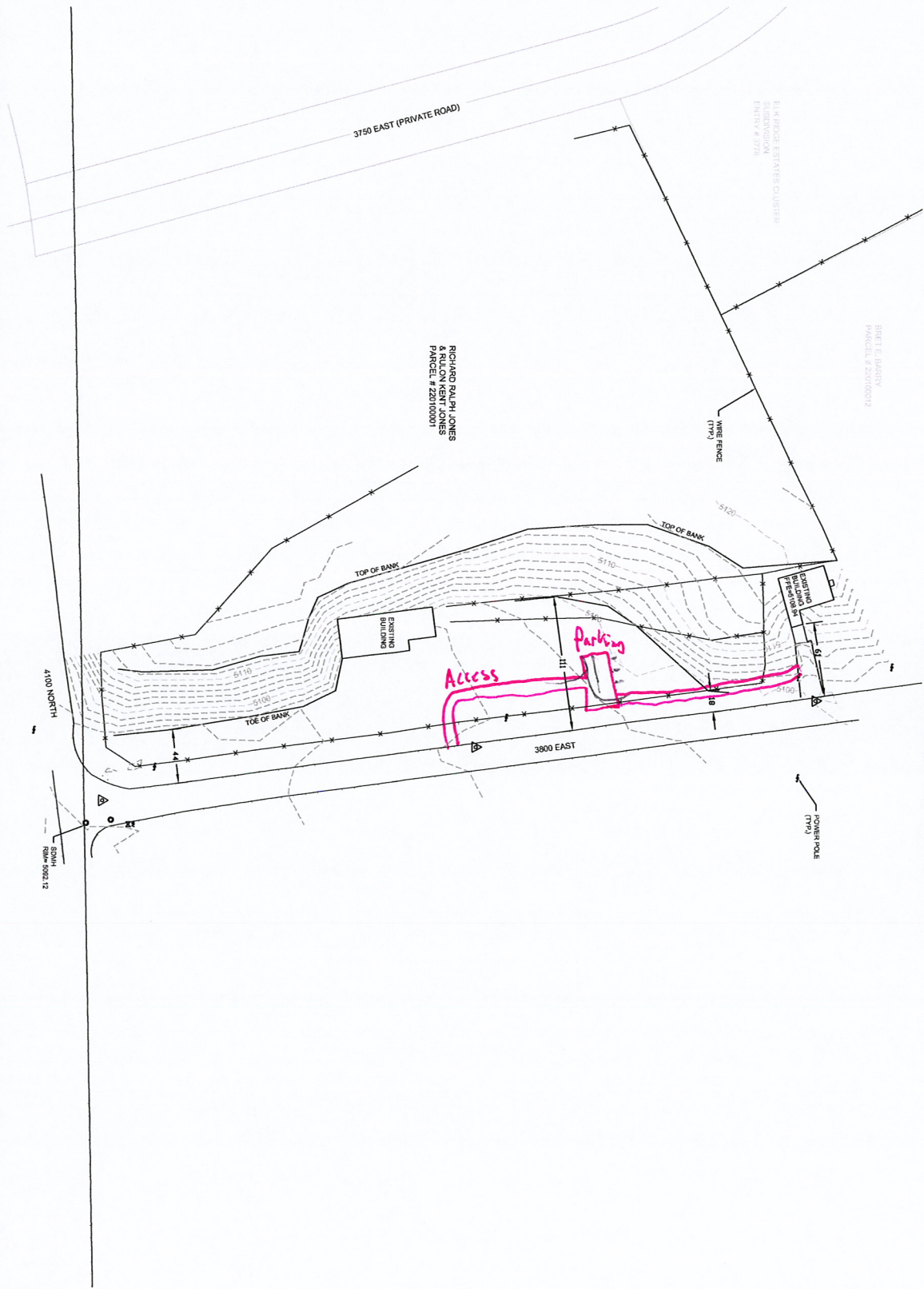
(Property Owner)

(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)

LIBERTY UTAH JONES TOPOGRAPHICAL SURVEY



RICHARD RALPH JONES
& RILION KENT JONES
PARCEL # 220100001

BRETT E. BARRY
PARCEL # 220100012

BLAIR ROAD ESTAVES CLUSTER
SUBDIVISION
PARCEL # 220100001

4100 NORTH

3800 EAST

SDMH
RIM-5002.12



NOTE:
ELEVATIONS ARE ASSUMED AND ARE
APPROXIMATE ONLY.

- LEGEND**
- STORM DRAIN MANHOLE
 - WATER VALE
 - EPIC ENGINEERING CONTROL POINT

epic
Engineering & Planning
1000 East 1000 North
Salt Lake City, UT 84143
Phone: (801) 488-8888
Web: (801) 488-8888

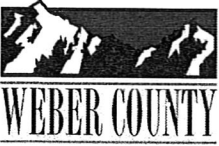
DRAWN: AP	DATE: 08/21/2012	PROJECT #:	SHEET #:
CHECKED: AP	DATE: 08/21/2012	PROJECT #:	SHEET #:

**LIBERTY UTAH
JONES
TOPOGRAPHIC SURVEY**



4100





WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** Save this receipt for your records ***

Date: 09-MAY-2013

Receipt Nbr: 1841

ID# 11773

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: GARET JONES
Template: PUBLIC WORKS
Description: BOA

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>	
Total Checks	\$	<u> </u>	225.00
Grand Total	\$	<u> </u>	<u> </u> <u> </u>

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		225.00
TOTAL \$			<u>225.00</u>

Check Amounts

225.00

Total Checks: 1

Total Check Amounts: \$ 225.00

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