

Exhibit A

Applicant Narrative

Please explain your request.

Lot 101 Green Hills Subdivision, Huntsville is zoned FS and F40. The F40 zoning boundary requires a
75' front setback
50' rear setback
40' side yard setback

We are requesting a variance of
65'-0" on front setback
30'-0" on side setback (north)

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.

With the current F40 setbacks required, there is not enough square footage available to put a dwelling on this lot. This creates an unreasonable hardship to build a single family dwelling, which is the general purpose of the plan. You will note from the attached topographical survey, the extreme slope of this lot dictates a home to be located on the upper NE location of the property which is zoned F40. See sheet C1 attached outlining the FS and F40 setbacks on the property.

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.

All other building lots below Lot 101 are zoned F5, and all other lots are larger than Lot 101. The F40 zoning line crosses the NE portion of the property therefore, not giving the same requirements as the rest of the subdivision. We are then deprived of adequate buildable space to place a home on this lot.

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.

Granting of this variance enables us to enjoy the same privileges as the rest of the subdivision. This variance is essential in order to place a home on this lot. See the attached proposed site plan from the Architect.

Variance Request (continued...)

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

The hardships described are not self-imposed. As described, the hardships of building on this property is a result of the zoning requirements.

Property Owner Affidavit

I (We), Tracy - Sherie Frehner, 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.

[Signature of Tracy - Sherie Frehner]

(Property Owner)

[Signature]

(Property Owner)

Subscribed and sworn to me this 27 day of August, 2013.



Notary Public ALISON L. LAW Commission #056419 Expires June 1, 2016

[Signature of Alison L. Law]

(Notary)

Authorized Representative Affidavit

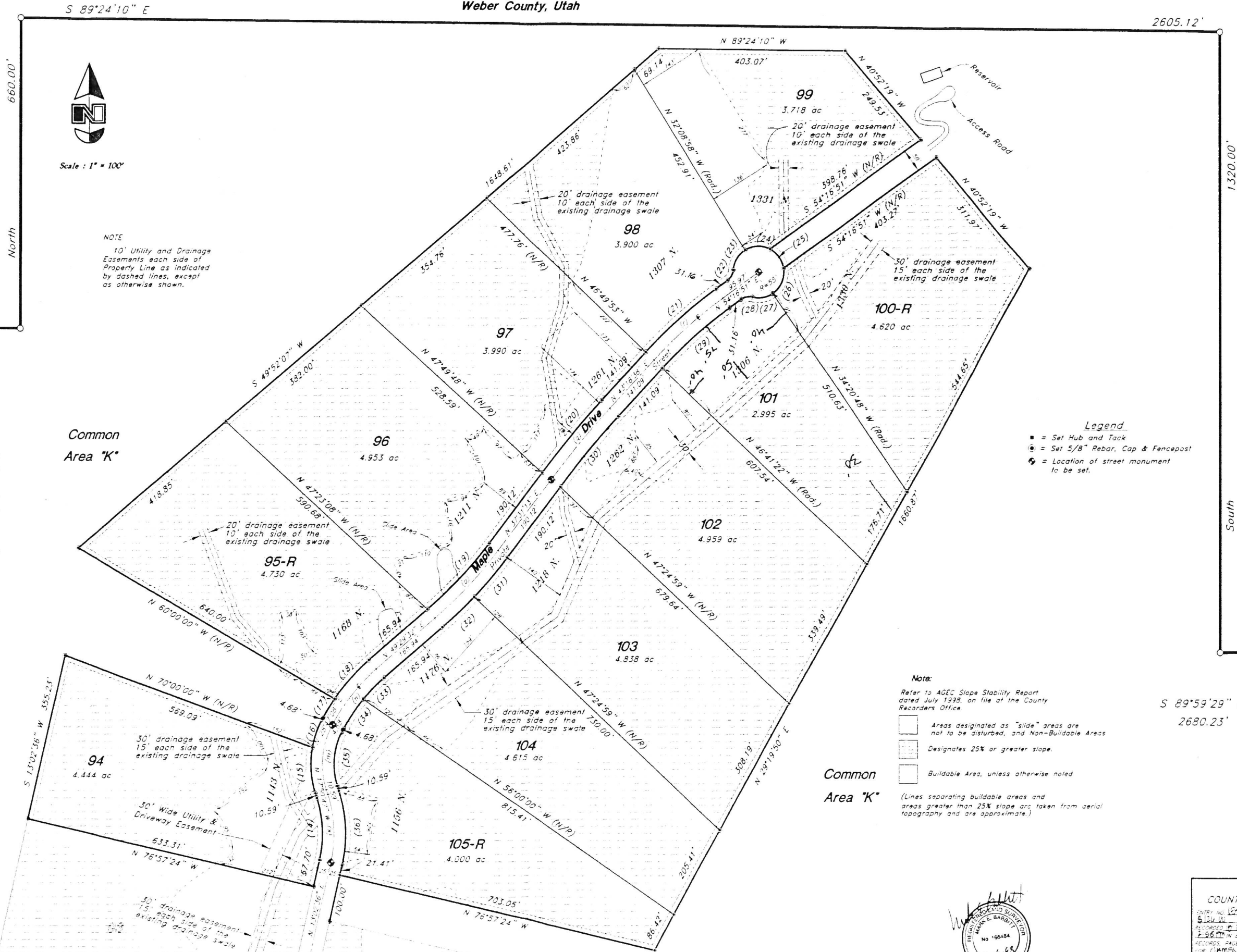
I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering 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)



Scale: 1" = 100'

NOTE
10' Utility and Drainage Easements each side of Property Line as indicated by dashed lines, except as otherwise shown.

Property Line Curve Data

(14) Δ = 30°53'23" R = 246.46' L = 132.37' LC = 731.27' N 2°24'06" W	(23) Δ = 53°14'58" R = 55.00' L = 51.12' LC = 49.30' S 31°13'33" W	(32) Δ = 5°29'24" R = 975.59' L = 93.79' LC = 93.74' N 46°44'50" E
(15) Δ = 28°14'43" R = 199.01' L = 98.11' LC = 97.12' S 3°43'26" E	(24) Δ = 59°23'41" R = 55.00' L = 57.02' LC = 34.50' S 87°52'52" W	(33) Δ = 9°28'32" R = 385.59' L = 63.53' LC = 63.46' S 44°46'16" W
(16) Δ = 18°23'12" R = 199.01' L = 63.87' LC = 63.59' S 19°55'32" W	(25) Δ = 54°04'17" R = 55.00' L = 51.31' LC = 50.00' N 55°43'09" W	(34) Δ = 11°15'52" R = 385.52' L = 75.79' LC = 75.67' S 34°25'04" W
(17) Δ = 6°03'56" R = 435.52' L = 46.11' LC = 46.09' S 51°49'06" W	(26) Δ = 64°20'12" R = 55.00' L = 61.78' LC = 58.37' N 23°29'06" E	(35) Δ = 46°37'55" R = 149.01' L = 121.28' LC = 117.96' S 5°28'10" W
(18) Δ = 14°38'28" R = 435.52' L = 111.29' LC = 110.99' S 42°10'18" W	(27) Δ = 48°18'27" R = 55.00' L = 46.57' LC = 45.01' N 79°48'25" E	(36) Δ = 30°53'23" R = 296.46' L = 159.35' LC = 157.90' N 2°24'06" W
(19) Δ = 11°58'19" R = 928.69' L = 194.05' LC = 193.70' N 43°30'23" E	(28) Δ = 49°40'47" R = 30.00' L = 26.01' LC = 25.21' S 79°07'15" W	
(20) Δ = 5°47'24" R = 2002.42' L = 202.36' LC = 202.27' S 40°24'56" W	(29) Δ = 10°58'14" R = 1016.35' L = 194.60' LC = 194.31' S 48°47'45" W	
(21) Δ = 10°58'14" R = 1066.35' L = 204.18' LC = 203.86' S 48°47'45" W	(30) Δ = 5°47'24" R = 1952.42' L = 197.30' LC = 197.22' S 40°24'56" W	
(22) Δ = 49°40'47" R = 30.00' L = 26.01' LC = 25.21' N 29°25'28" E	(31) Δ = 6°29'55" R = 978.69' L = 110.66' LC = 110.66' N 40°45'41" E	

Street Centerline Curve Data

(k) Δ = 30°53'23" R = 271.46' L = 146.35' LC = 144.58' N 2°24'06" W	(p) Δ = 11°58'19" R = 953.69' L = 199.27' LC = 198.91' N 43°30'23" E
(m) Δ = 46°37'55" R = 174.01' L = 141.63' LC = 137.75' S 5°29'10" W	(q) Δ = 5°47'24" R = 1977.42' L = 199.83' LC = 199.75' S 40°24'56" W
(n) Δ = 20°42'24" R = 410.52' L = 148.36' LC = 147.56' S 19°08'20" W	(r) Δ = 10°58'14" R = 1041.35' L = 199.39' LC = 199.08' S 48°47'45" W

Legend
■ = Set Hub and Tack
● = Set 5/8" Rebar, Cap & Fencepost
⊙ = Location of street monument to be set.

Note:
Refer to AGEC Slope Stability Report dated July 1998, on file at the County Recorder's Office.
□ Areas designated as "slide" areas are not to be disturbed, and Non-Buildable Areas
▨ Designates 25% or greater slope.
□ Buildable Area, unless otherwise noted.
(Lines separating buildable areas and areas greater than 25% slope are taken from aerial topography and are approximate.)

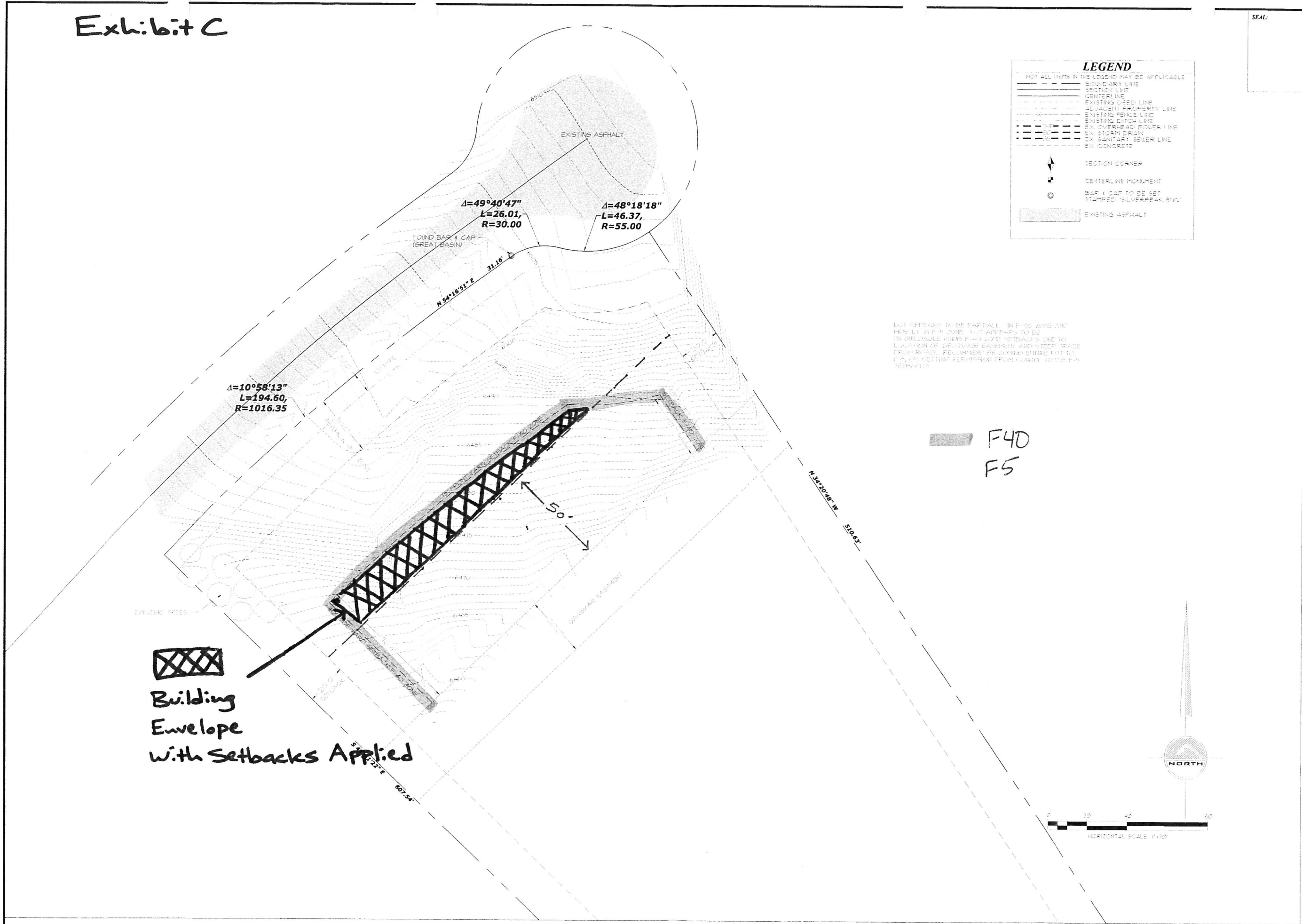
GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9107, Ogden, Utah, 84409
PHONE (801) 466-4311 FAX (801) 466-4322 WWW.GREATBASINENGINEERING.COM

See Sheet 2 / 3



WEBER COUNTY RECORDER
ENTRY NO. 166484
FILED FOR RECORD AND APPROVED BY REC'D AT 2:26 PM NOV 28 1998
RECORDS SALE 112 OF OFFICIAL RECORDS FOR JAMES BAIRD
WEBER COUNTY RECORDER
By: James Baird DEPUTY

Exhibit C




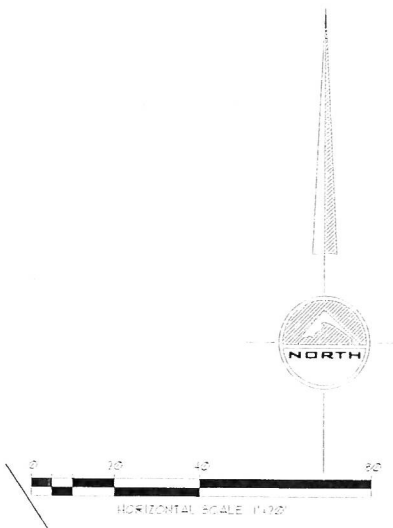
LEGEND
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	SECTION LINE
---	CENTERLINE
---	EXISTING DRED LINE
---	ADJACENT PROPERTY LINE
---	EXISTING FENCE LINE
---	EXISTING DITCH LINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING STORM DRAIN
---	EXISTING SANITARY SEWER LINE
---	EXISTING CONCRETE
+	SECTION CORNER
+	CENTERLINE MONUMENT
+	BAR 1 CAP TO BE SET STAMPED 'SILVERPEAK ENG'
---	EXISTING ASPHALT

LOT APPEARS TO BE PARTIAL IN F-40 ZONE AND MOSTLY IN F-5 ZONE. LOT APPEARS TO BE IN ENFORCEABLE F-40 ZONE SETBACKS DUE TO LOCATION OF DRAINAGE EASEMENT AND STEEP GRADE FROM ROAD. PLEASE SEE ZONING ENTIRE LOT TO F-5, OR OBTAIN PERMISSION FROM COUNTY TO USE F-40 SETBACKS.

F40
F5


Building
Envelope
with Setbacks Applied



SEAL:

DATE: 08-27-2013
PROJECT: C.C.
DRAWN BY: C.C.
PLOT: 08-27-2013

DRAWING DESCRIPTION: TOPO

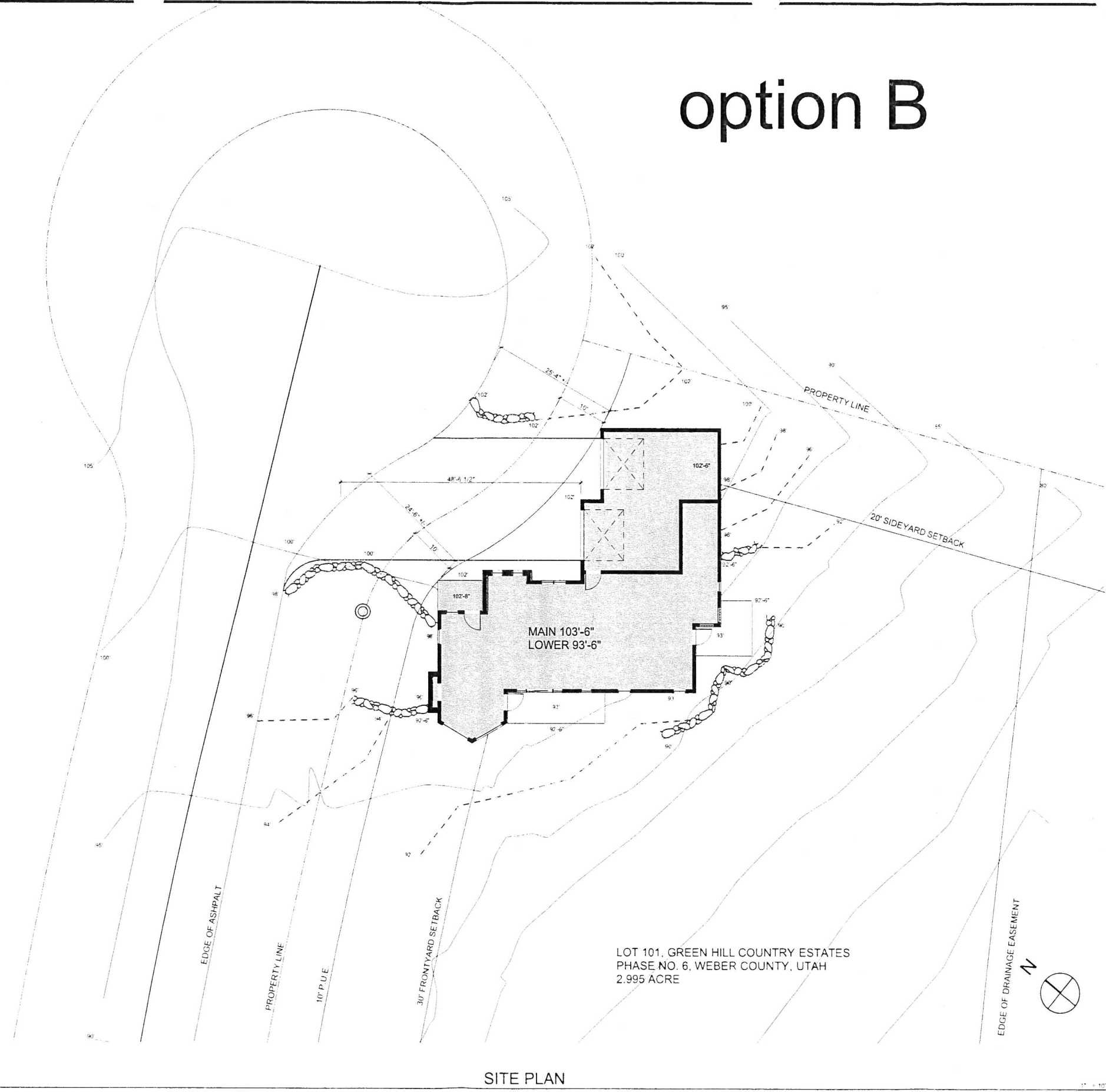
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SILVERPEAK
ENGINEERING

LOT 101 GREEN HILL COUNTRY ESTATES
WEBER COUNTY, UTAH

SHEET NUMBER:
C1

option B

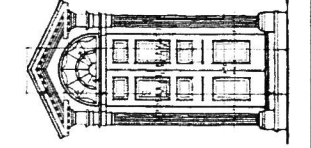


LOT 101, GREEN HILL COUNTRY ESTATES
 PHASE NO. 6, WEBER COUNTY, UTAH
 2.995 ACRE

SITE PLAN

1

**Nielson
 Architecture
 Planning, Inc.**
 Kelly Nielson, Architect
 1333 South 2375 West
 Syracuse, Utah 84075
 801-775-0846 o
 801-564-7200 m



Professional Stamp
 Not valid with out
 Original Signature

**NIEDERHAUSER
 Builders, Inc.**
 Clare Niederhauser, G.C.
 2536 East Gentile Street
 Layton, Utah 84040
 801-721-9333

A MOUNTAIN HOME FOR THE
FREHNER S
 1306 North Maple Drive,
 Huntsville, Utah

PROJECT NO: 1312
 DATE: August 12, 2013
 DRAWN BY: KMN
 CHK'D BY:
 COPYRIGHT: Nielson Architecture/Planning, Inc.

SHEET TITLE
 SITE PLAN

C-1
 SHEET 2 OF

Email from Green Hills HOA approving setback request

Johnson, Brad G. (Salt Lake City, UT)

to ghhoa_email, drsvigh, bseeut, Sam, Diane, me

Exhibit E

hi Sherrie

hope this email finds you well..

the hoa board has been looking at your plans. We feel that with the 24ft public utility easement from the edge reasonable to us and something we can live with.. again, please make sure these plans are approved by Wel after the plans are approved by the county, please contact us on other questions and concerns. We will need beautiful home as well.

thanks for working with us.

sincerely

brad johnson
HOA President

Frehners, Lot 101

Sherie/Green Hills x

Sherie Frehner <sherief@mesa-ae.com>

to BRAD Johnson, Kelly, Tracy, James, CBNDRHSR

Hello Brad,

Please see the attached proposed site plan with the recommendations from the Architect. We would like to a: 30'-0" setback as outlined in the CC&R's because of the extreme slope of Lot 101.

As you can see, Option B places the home at the 10' P.U.E. (public utility easement) and reduces the easterr allow a 10' basement (current design is 12') and will allow a walk-out basement scenario. In reference to the n the North East would still be 70' away and higher elevation.

The hardship of building on this lot would be alleviated by:

1. reducing excavation
2. reduces import of foreign materials for fill
3. reduces disruption of the native soils below home
4. shorter sewer line
5. minimizes or removes the need to cut the asphalt for the new sewer line

If you have any questions or concerns, please let us know. We would be happy to meet with the Board to dis experts in this area so would need to rely on our consultants for their expertise.

Our consultants are:

Nielson Architecture & Planning
Kelly Nielson, Architect
nielarch@gmail.com
[801.564.7200](tel:8015647200)

Silver Peak Engineering (Topo Survey)
Joshua Jensen, P.E., S.E.
Silver Peak Engineering
177 East Antelope Drive #B
Layton, Utah 84041
[801-499-5054](tel:8014995054)

Elk Ridge Engineering (Septic & Sewer)
Jim Ormsbee, P.E.
jimormsbee@elk-eng.com
5460 E 2200 N, Suite 2
Eden, UT 84310
[\(801\) 745-1677](tel:8017451677)
[\(801\) 791-5544](tel:8017915544) cell

Niederhauser Builders (General Contractor)