, ,	is will be accepted by appointme	ent only. (801) 399-8791. 2380 Washington	Blvd. Suite 240, Ogden, UT 84401
Pate Submitted / Completed	Fees (Office Use) \$225.00	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact	Information	· · · · · · · · · · · · · · · · · · ·	
lame of Property Owner(s)	ZACH TANNER	Mailing Address of Property Own	er(s)
BLUE SPRUCE	NUESTMENTS L	LC. 1744E. 241	452.
hone 801-391 - 8964	Fax	Onen, ut.	89401
mail Address		Preferred Method of Written Corr	
AZTANNER @CO	mcast-Net.	Email Fax M	ail
Authorized Representati			
lame of Person Authorized to Rep		Mailing Address of Authorized Pe	
DTAN BOOT	Fax	2451 OAK FO	
801-668-8008	00.0000000	LAYTON, UT.	84040.
mail Address SB 8432100 (a al-aa-a	Preferred Method of Written Corre	
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Appeal Request			
	setbackFrontage width	Other:	
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USE THIS EMAIL

FOR. MIRADI

Variance Request (continued)	
Explain how the previously listed special circumstances are not considered to be econ	omic or self-imposed hardships.
Property Owner Affidavit	
and that the statements herein contained, the information provided in the attached my (our) knowledge. (Property Owner) Subscribed and sworn to me this 19 day of MAR 20 124	at I (we) am (are) the owner(s) of the property identified in this application I plans and other exhibits are in all respects true and correct to the best of (Property Owner) (Property Owner)
Authorized Representative Affidavit	
I (We), Polyagonus west ments LLC the owner(s) of the (our) representative(s), STAN BOOTH to my (our) behalf before any administrative or legislative body in the County consideration pertaining to the attached application. (Property Owner)	real property described in the attached application, do authorized as my
Dated thisday of 20 personally appeared signer(s) of the Representative Authorization Affidavit who duly acknowledged to make the control of the Representative Authorization Affidavit who duly acknowledged to make the control of the Representative Authorization Affidavit who duly acknowledged to make the control of the Representative Authorization Affidavit who duly acknowledged to make the control of the Representative Authorization Affidavit who duly acknowledged to make the control of the Representative Authorization Affidavit who duly acknowledged to make the control of the Representative Authorization Affidavit who duly acknowledged to make the control of the Representative Authorization Affidavit who duly acknowledged to make the control of the Representative Authorization Affidavit who duly acknowledged to make the control of the Representative Authorization Affidavit who duly acknowledged to make the control of the Representative Authorization Affidavit who duly acknowledged to make the control of the control	d before me, the see that they executed the same.
	(Notary)



WEBER COUNTY CMS RECEIPTING SYSTEM **OFFICIAL RECEIPT**

cms314a Page 1 of 1

*** REPRINT ***

Date: 19-MAR-2014

Receipt Nbr: 2879

ID# 19040

Employee / Department: ANGELA

- 4181 - PLANNING

Monies Received From: ZACH TANNER

Template: PUBLIC WORKS

Description: BOA

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$_	.00
Total Coin	\$_	.00
Total Debit/Credit Card	\$_	.00
Pre-deposit	\$_	.00
Total Checks	\$_	225.00
Grand Total	\$ =	225.00

Account Number	Account Name	Comments	Total
2014-08-4181-3419-0550-000	ZONING FEES		225.00
		TOTAL \$	225.00
Check Amounts			
225.00			
Total Checks: 1		Total Check Amounts: \$	225.00

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

VARIANCE REQUEST

TO; WEBER COUNTY BOARD OF ADJUSTMENTS

FROM; BLUE SPRUCE INVESTMENTS LLC.

APPLICANT NARRATIVE

The lot in question, on the corner of 5950 S Woodland Dr., is directly adjacent to the well known "ROCK IN THE MIDDLE OF THE ROAD". We are proposing a change to the radius of this corner, (see Woodland Estates Subdivision-Unit 2-2nd. Amendment), and dedicating 149 SqFt. to the county to make this cramped and unsafe roadway substantially safer for snow removal, vehicle passage and future curb, gutter & sidewalk for safer pedestrian travel (see exhibit A). We've consulted the County engineer with this proposal and he is supportive to this dedication of land as being a huge benefit to the public. This is certainly a unique situation, where else, in Weber Co., is there a giant boulder in the middle of the road substantially limiting safe and adequate usage. The dedication of land on the corner will not exceed 149 SqFt. but will make a substantial positive difference for the public.

We are asking for an overall variance that will not exceed 171 SqFt. This is to include the 149 SqFt. for the corner and an additional 22 sqft., the small amount the lot is short of being a legal building lot.

VARIANCE REQUEST

Due to the special and UNIQUE circumstances of this "ROCK IN THE MIDDLE OF THE ROAD" and lot owner's willingness to dedicate 149 SqFt. to the county, which would allow more room for snow removal, vehicle passage, curb, gutter and sidewalk for safe pedestrian travel, the lot owner is requesting an overall variance to allow this reduced lot area as a legal building lot. This variance would be a huge benefit to the public and is supported by the County Engineer. By strictly adhering to the letter of the law would unquestionably cause an undue hardship to the lot owners who purchased the lot as a legal building lot and have been paying taxes as such ever since. The lot is easily large enough to accommodate most any house plans, certainly as well as any other 20,000 sq.ft. lot and well within parameters of current set backs.

Blue Spruce Investments Inc. are requesting a variance to the R-20 zoning their lot is in. They are asking the Board of Adjustments to allow their lot on the corner of 5950 S Woodland Dr to be considered a legal building lot. In doing so, they are offering to dedicate 149 sqft of their land to the county to create more space on the corner of 5950 S & Woodland Dr, (directly adjacent to THE ROCK IN THE MIDDLE OF THE ROAD)

The 5 criteria that needs to be met in order for the Board of Adjustments to grant a variance.

- 1. Literal enforcement of the ordinance would cause and unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance.
 - a. The unreasonable hardship associated with this particular lot is an inability to put a home on the lot due to the R-20 zoning. The circumstances peculiar to the property is the large rock in the middle of the road directly adjacent to the property. The applicant is offering to dedicate a portion of this lot, (not to exceed 149 SqFt.) directly adjacent to the rock, to the county, (see Woodland Estates Subdivision-Unit 2-2nd. Amendment). This extra surface area would give the county more, needed, room for snow removal, vehicle passage, future curb & gutter and sidewalk for safer pedestrian travel. The plan, supported by the Co. engineer, would substantially benefit the public and is unique to this particular property. It is the only lot that can offer these specific benefits to the neighborhood.
- 2. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.
 - a. This is obviously a unique situation. Where else in Weber Co. is there a massive boulder in the middle of the road that substantially restricts the passage of cars, bikes and pedestrians'.
- 3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.
 - a. Absolutely, the right of home ownership. There is currently an offer in on the property and the buyers are very anxious to get started on building their home. They have plans that have been designed specifically for the property.
- 4. The variance will not substantially affect the general plan and will not be contrary to the public interest.
 - a. This variance we have requested will in no way substantially affect the general plan, on the contrary, it will greatly enhance the flow of the motorized travel, snow removal, pedestrian travel and general health and safety of the neighborhood. The general plan intended the lot to have a home on it and the variance will allow this.
- 5. The spirit of the land use ordinance is observed and substantial justice done.
 - a. The spirit of the land use ordinance will certainly be observed, that of being a residential lot with a home on it and substantial justice will be done in the fact that the whole community using this road will be much better served by having the extra space for the good and safety of the neighborhood.

GREAT BASING	NOTE: 10" Main Phable (MRI) and Debnings Land Debnings and Add of property this or commonly seek add of property this or chimmels bearing	A part of Let 3.4 breakfurd Centure Statelheimer — Delt Z. Reiber Charrly 19th — According to efficied Prict Thready . A part of Let 3.4 breakfurd Centure Statelheimer — Delt Z. Reiber Charrly 19th — According to efficied Prict Thready . All part of the Mechanical Country of Scotics 13.1 formings 5 Heath, Reiber 1 West, and Lets Reiber and Reibert and Centure and Centure of Let 14.5 centure for great professional country of the Mechanical Centure Scotics 13.2 formings of the Mechanical Centure Scotics 13.2 forming the Centure of Let 14.5 centure of Let 14.5 centure Scotics 13.2 forming the Centure of Let 14.5 centure of Let 14.5 centure Scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 14.5 centure scotics 13.2 forming the Centure of Let 14.5 centure scotics 14.5 c	Found Continued	Commission (Amher) A Milety Public commission in Utah	ACKNOWLEDGENENT She's of Units Its Charity of Its Charity of Its Charity of Its Charity of Its ACKNOWLEDGENENT Charity of Its Charity	, 2014. Jeapruse Investments LLC Com- Na Conner - Monoger	OWNER'S DEDICATION In undersigned more of the human described past of load, hereby and apart and published the board below of the human described past of load, hereby and apart and herebuild below to Statistics of the 2 - Not already addition, by the described and many to Ribber (Describe) think, off these point or portions of said tread of load described and reserved to the said tread of load described and past to the said tread of load described and past to the said tread of load described and past to the said tread of the said treads and the pasts of the said treads and the said treads and described and said treads and the said treads and said treads and said treads and the said treads and said	Spreed Rob	SUPLEYOR'S CERTIFICATE Landy Maharet, so have prefit first I am a regulatored francassand Land Surreger in the Base of black, and their first Certificate in Resident francassand Land Surreger Libertum, Mr. J. and Conjunct 22, of the Production of the Surreger Libertum, Mr. J. and conjunct of the Surreger Libertum, Mr. J. and conjunct of the Surreger Libertum, Mr. J. and conjunct of the Surreger Libertum, Mr. J. and conjunction of the Surreger Libertum, Mr. J. and Conjunction of the Surreger Libertum, Mr. J. and Conjunction of the Surreger Libertum of the Surreger
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EXHIBIT A

(3 photographs)





