

Weber County Planning Board

Friday, March 5, 2021

To whom it may concern-

I purchased parcel 23086001, 6743 Chaparral Drive in the summer of 2018 and hope to start building in the next year. The lot was surveyed and staked in October 2020. In talking with the HOA architectural board, they are asking that I pursue a variance with the goal of designing a house more consistent with the aesthetic of the neighborhood.

The lot is the Northwest Corner lot where Aspen Drive turns onto Chapparal. The driveway is to be located along Chaparral Drive. This dictates the Front-Side-Rear designations for site development setbacks.

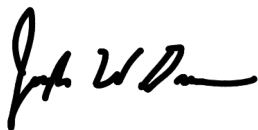
The standard setbacks in the building code are shown on the attached drawings. These setbacks yield a small triangular buildable footprint. While it may be possible to fit a house fully within the triangle, it would be difficult to achieve coherent aesthetics and minimum size standards of other homes in PMWLOA (Powder Mountain West Landowner's Association). I designed several houses to fit within the triangle and topped out at 850sqft footprint with a less than ideal garage orientation.

In talking with Steve Burton, he said that the corner lot is a likely candidate for a variance. The existing setback definitions call for a Rear setback of 30ft. However, this "back" line is the "side" edge of Lot 19.

With a change from 30ft to 20ft on the rear edge, the house can change from a modern sculptural pyramid shape into something more coherent with the neighborhood. The plan is to build a 1050sqft plan, three-story home with walk out ground level garage. It will be a two-slope roof with square downhill face / windows / deck. This style of architecture is prevalent at PMWLOA.

Attached are AutoCAD plan views to better understand the challenges with the existing setbacks. My architect and structural engineer are waiting to hear about the variance before commencing final design so I do not have any 3D renderings of the concept.

Please let me know what else you may need. Thanks for your consideration.

A handwritten signature in black ink, appearing to read 'Joseph Draves', written in a cursive style.

Joseph Draves

303-249-3724