



Nov. 7, 2023

**Board of Adjustments
Meeting**

Information Packet

ROLL CALL

AGENDA:

1. Consideration to approve the Variance Request to Grantsville Land Use Code 15.3 Residential District R-1-8 (Minimum Yard Setback Requirements: Front Yard - 30 feet) for Dave Phillips, Adobe Rock, for lot at 431 Clark Street.
2. Adjourn

AGENDA ITEM #1

Consideration to approve the Variance Request to Grantsville Land Use Code 15.3 Residential District R-1-8 (Minimum Yard Setback Requirements: Front Yard - 30 feet) for Dave Phillips, Adobe Rock, for lot at 431 Clark Street.

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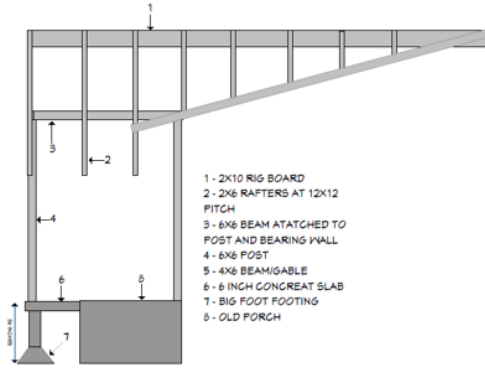
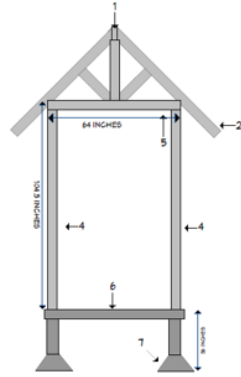
Staff Note:

The builder of this project started the job without realizing the need for a building permit or a variance for the setback. (R-1-8 Zone requires a 30' front yard setback) The dormer as started extends 2 feet into the setback. They have complied with City requirements and obtained a building permit pending the outcome of this hearing. All construction has ceased.

Statement from the Builder:

“We need a variance for the front property set back to add a front porch dormer. Dormer will extend 24" past the homes original eves.”





- 1 - 2X10 RIG BOARD
- 2 - 2X6 RAFTERS AT 12X12 FITCH
- 3 - 6X6 BEAM ATACHED TO POST AND BEARING WALL
- 4 - 6X6 POST
- 5 - 4X6 BEAMIGABLE
- 6 - 6 INCH CONCREAT SLAB
- 7 - BIG FOOT FOOTING
- 8 - OLD PORCH



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RYAN PORCH
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 GRANTSVILLE, UT 84029

STRUCTURAL PLAN
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AGENDA ITEM #2

Adjourn