



Sept 26, 2023
Board of Adjustments
Regular Meeting
Presentation Packet



ROLL CALL

AGENDA:

1. Consideration to approve the Variance Request to Grantsville Land Use Code 15.1 (Minimum Setback Requirements) for Wells Crossing Phase 5 lots 513 & 526, Brandon Nay
2. Adjourn



AGENDA ITEM #1

Consideration to approve the Variance Request to Grantsville Land Use Code 15.1 (Minimum Setback Requirements) for Wells Crossing Phase 5 lots 513 & 526, Brandon Nay



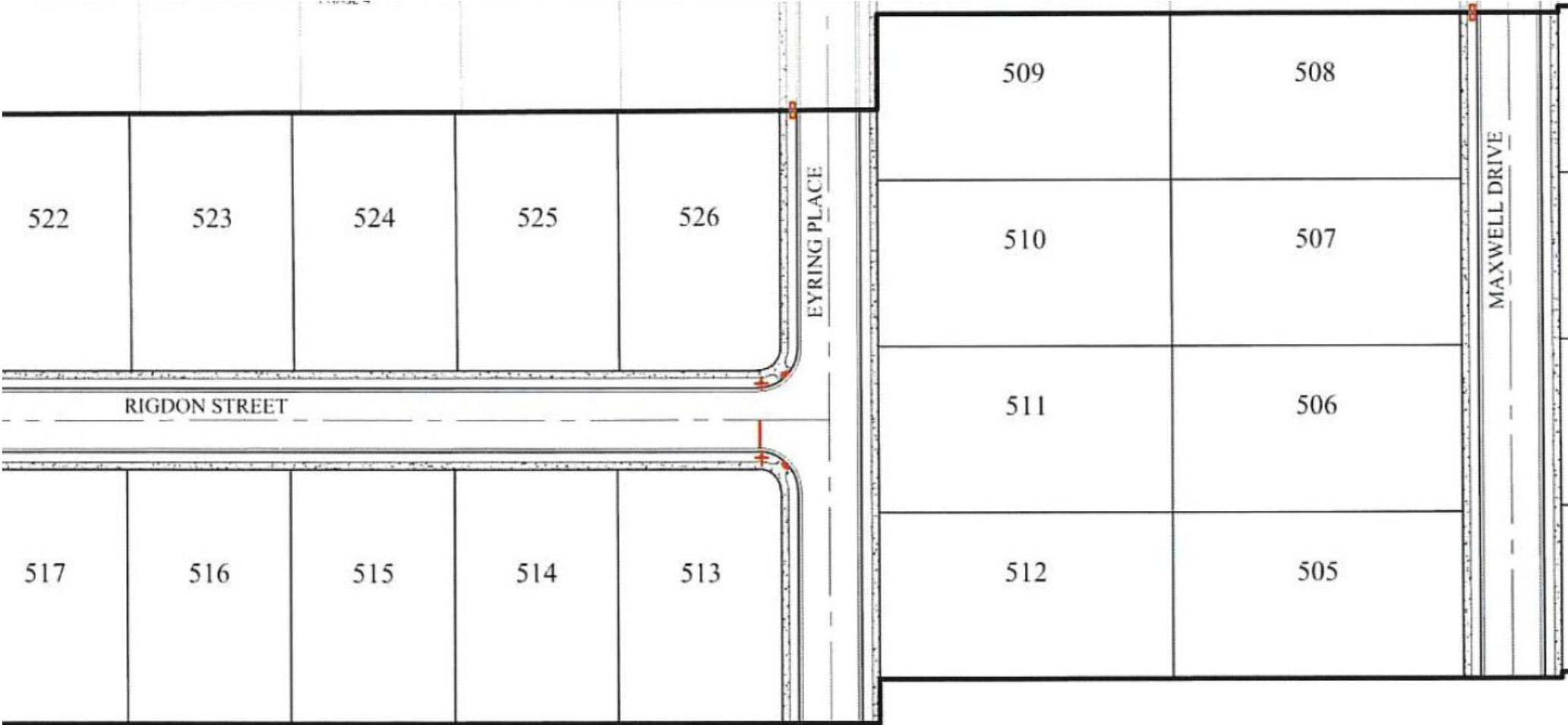
File# 2023118

Side Yard Setback in R-1-21 zone

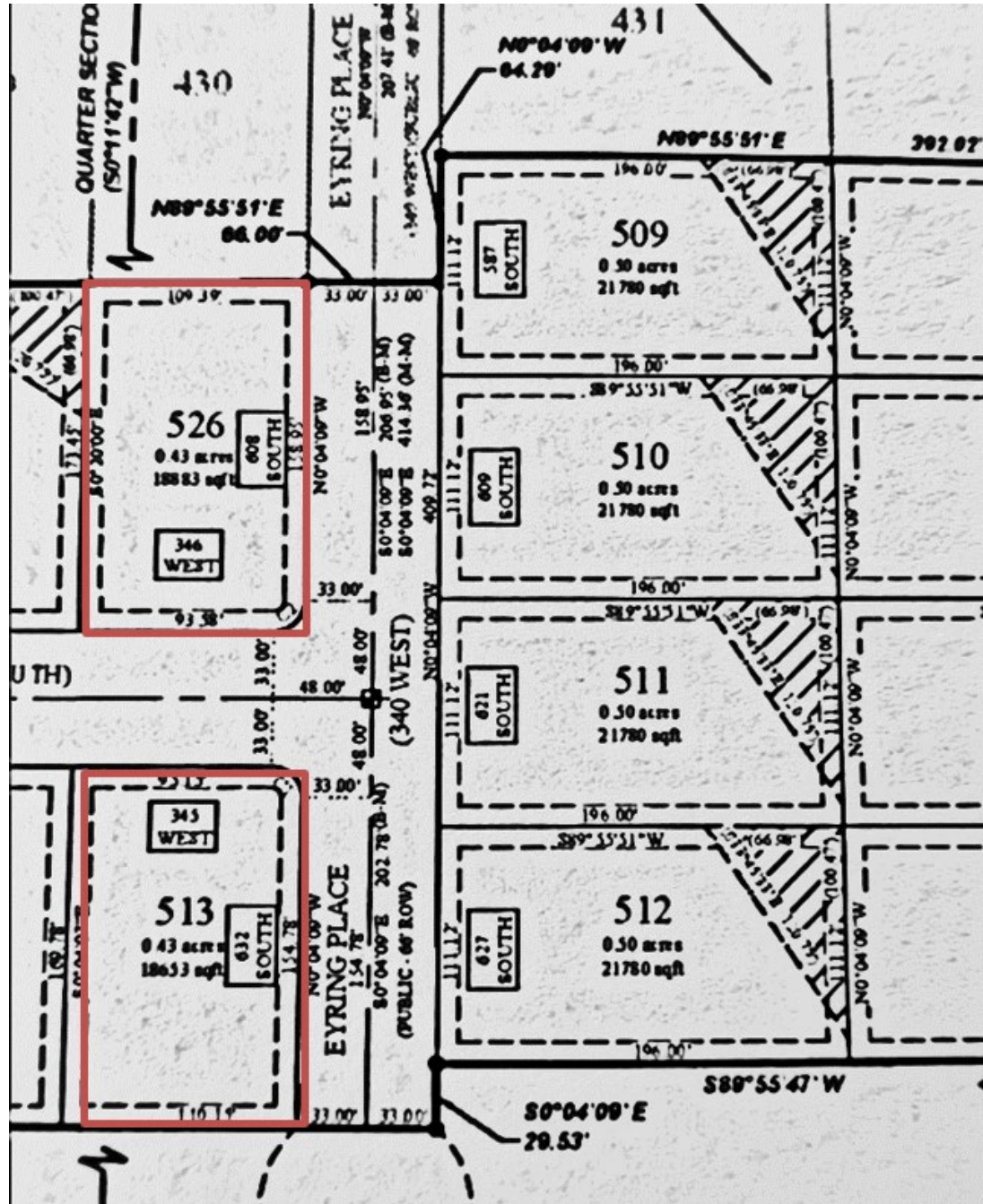
Parcel ID:	22-027-0-0526 & 22-027-0-0513	Meeting Date:	September 26 th , 2023
Property Address:	Lots 526 and 513 on Eyring Place, Wells Crossing Subdivision, Phase 5	Current Zone	R-1-21
Applicant Name:	Brandon Nay		
Request:	The applicant is asking for a modification on the setbacks on non- garage facing street side of two corner lots. The current setback for this R-1-21 zoned property for a .50-acre lot is 40". These lots are .43 acres and Mr. Nay is asking for 30' side yard setback on these corner lots to accommodate the building plans.		
Prepared by:	Cavett Eaton		

PROJECT DESCRIPTION

These lots are in the Wells Crossing Subdivision, Phase 5. Our current ordinance for R-1-21 calls for 40' set back but zoning also calls for .50-acre lot (21780 sq. ft.) These smaller lots were approved with the Preliminary and Final Plat. The lot sizes are 18653 sq. ft. and 18883 sq. ft. (appx. .43 acres) With the smaller lots being allowed in this zone it counted for roughly 18' of side yard lost on the non-garage side.



SITE MAP





AGENDA ITEM #2

Adjourn