



February 28, 2024
Board of Adjustment
Regular Meeting
Information Packet

PUBLIC NOTICE:

The Grantsville City Board of Adjustments will hold a Regular Meeting at 7:00 p.m. on Wednesday, February 28, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

AGENDA:

1. Consideration to approve the variance request to Grantsville Land Use Code 15.1 (minimum yard setback requirements) for Alfred Jim and Anita Keetch, located at 411 E. Spruce Ln.
2. Consideration to approve the variance request to Grantsville Land Use Code 15.1 (maximum building coverage) for Breiden Gamble, located at 597 Chan Dr.
3. Adjourn.

Join Zoom Meeting

<https://us02web.zoom.us/j/82951635827>

Meeting ID: 829 5163 5827

Cavett Eaton

Grantsville City Zoning Administrator

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

AGENDA ITEM #1

Consideration to approve the variance request to Grantsville Land Use Code 15.1 (minimum yard setback requirements) for Alfred Jim and Anita Keetch, located at 411 E. Spruce Ln.



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

File# 2024007

Grantsville City Board of Adjustment Regular Meeting

Parcel ID: 23-023-0-0116

Meeting Date: February 28, 2024

Property Address: 411 E. Spruce Ln.

Current Zone: R-1-21

Applicant Name: Alfred Jim and Anita Keetch

Request: Variance to yard setback from 40ft to 35 ft.

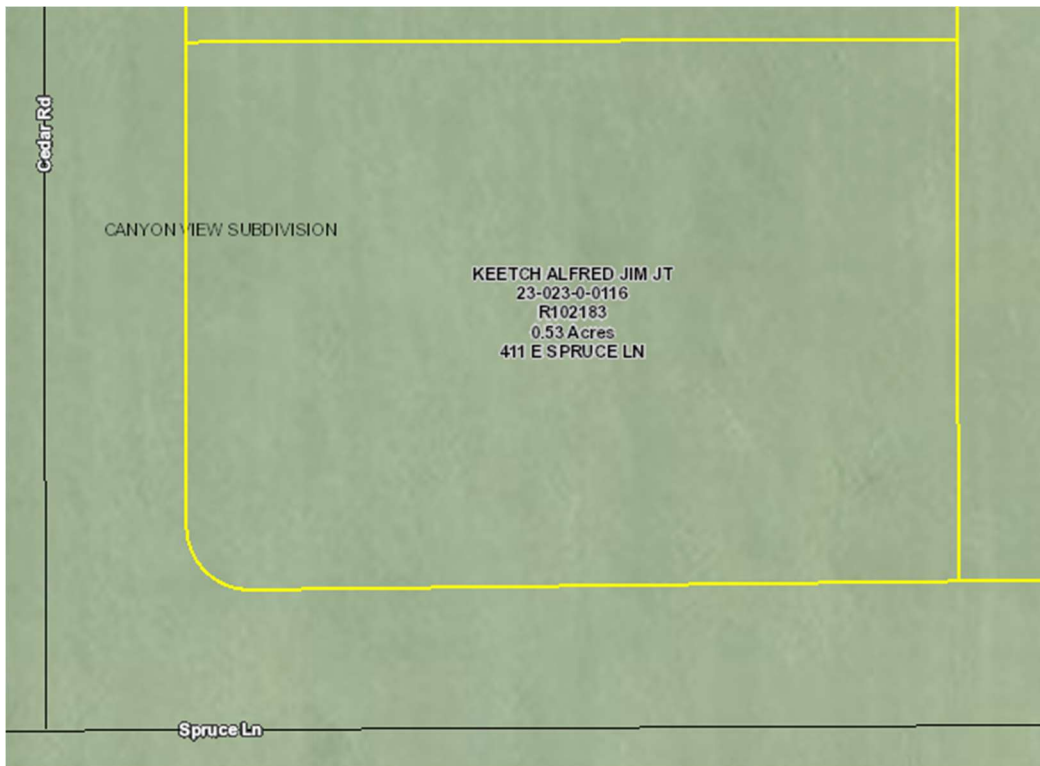
Prepared by: Cavett Eaton

Planning Staff Approve variance to yard setback.

Recommendation:

PROJECT DESCRIPTION

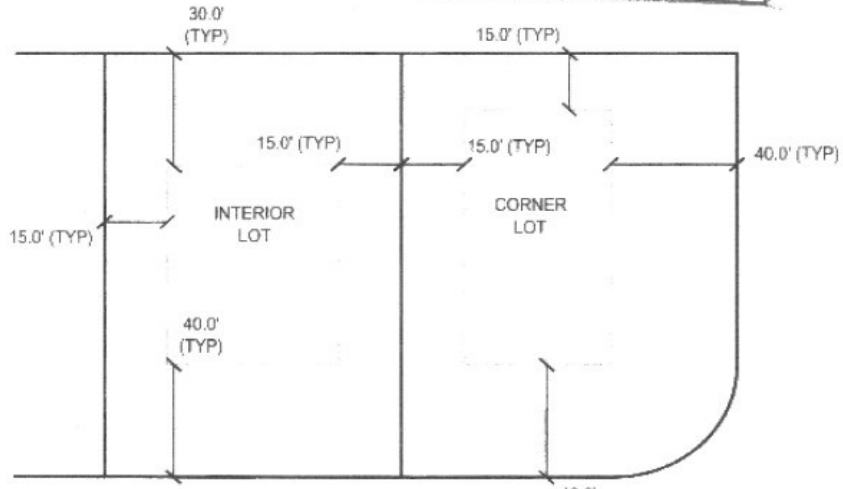
This request is for a Consideration to approve a variance to the yard setback of a corner lot, located at 411 E. Spruce Ln. (Alfred Jim and Anita Keetch). The proposed side setback is 5 feet less than the minimum allowed for the R-1-21 zone.



Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

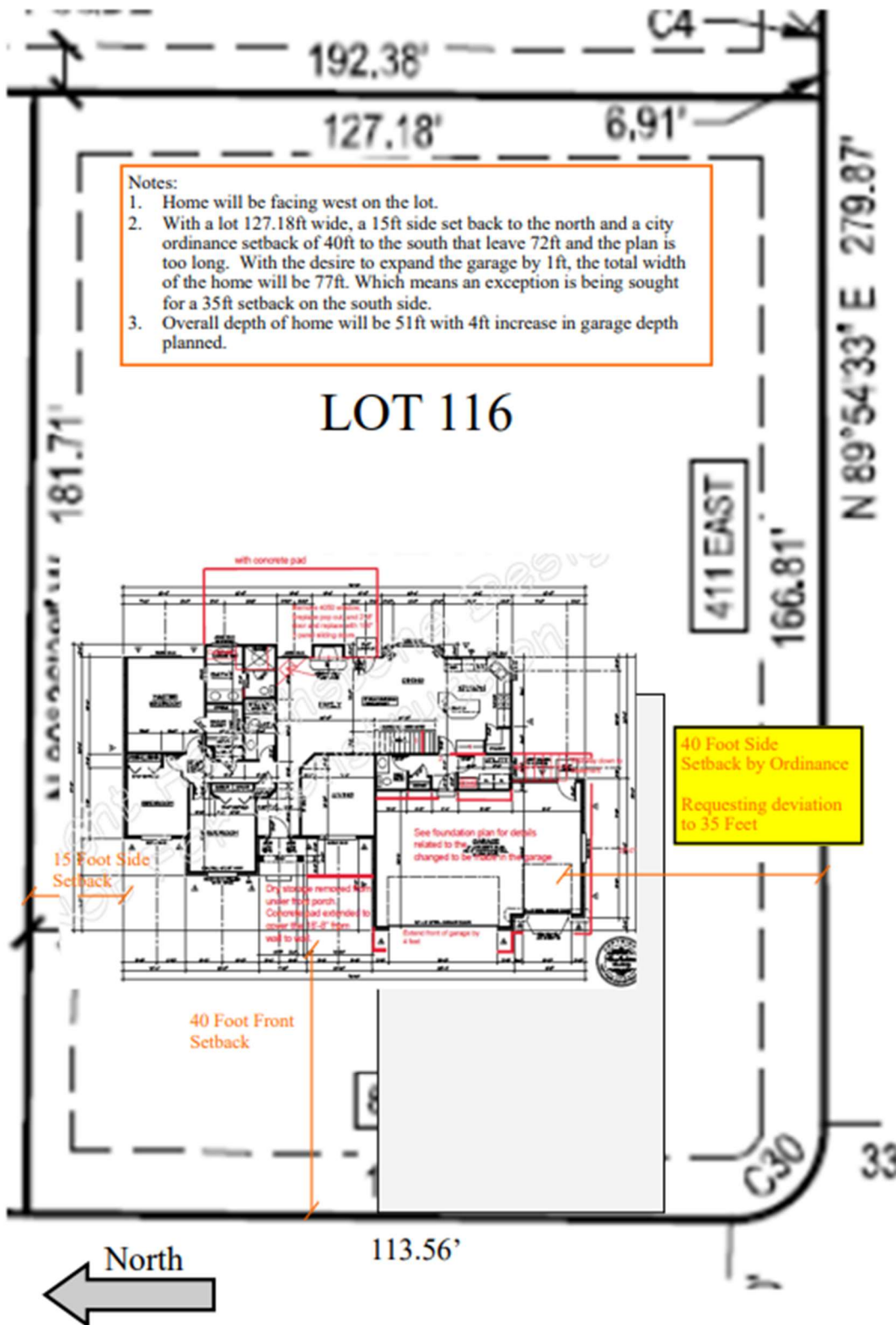
MY COMMISSION EXPIRES: 3/26/2025

Nicole Pash
NOTARY PUBLIC RESIDING IN Tooele COUNTY.



TYPICAL BUILDING SETBACKS
(SETBACK REQUIREMENTS FOR RR-1 ZONE PER
GRANTSVILLE CITY DEVELOPMENT CODE CHAPTER 14.5

CANYON VIEW SUBDIVISION FINAL PLAT



ZONE CONSIDERATIONS

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size:21,780 sq. feet (1/2 acre)

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)70 feet

Minimum Yard Setback Requirements:

Front Yard40 feet.

Rear Yard30 feet

Side Yard for Main Buildings5*/15 feet

Side Yard (Amended 4/98)4 feet*

Rear Yard for Accessory Buildings1 foot*

On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height35 feet, or a basement and two (2) floors, whichever is less

Maximum Building Coverage20%

ISSUES OF CONCERN/ PLANNING STAFF RECOMMENDATION

No concerns as per proposed. The Planning and Zoning Administrator finds this request reasonable and appropriate, and recommends approval of this variance.

AGENDA ITEM #2

Consideration to approve the variance request to Grantsville Land Use Code 15.1 (maximum building coverage) for Breiden Gamble, located at 597 Chan Dr.



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

File# 2023158

Grantsville City Board of Adjustment Regular Meeting

Parcel ID: 21-047-0-0334

Meeting Date: February 28, 2024

Property Address: 597 S. Chan Dr.

Current Zone: R-1-21

Applicant Name: Breiden Gamble

Request: Variance to maximum building coverage to allow larger detached garage.

Prepared by: Cavett Eaton

Planning Staff Approve variance to building coverage.

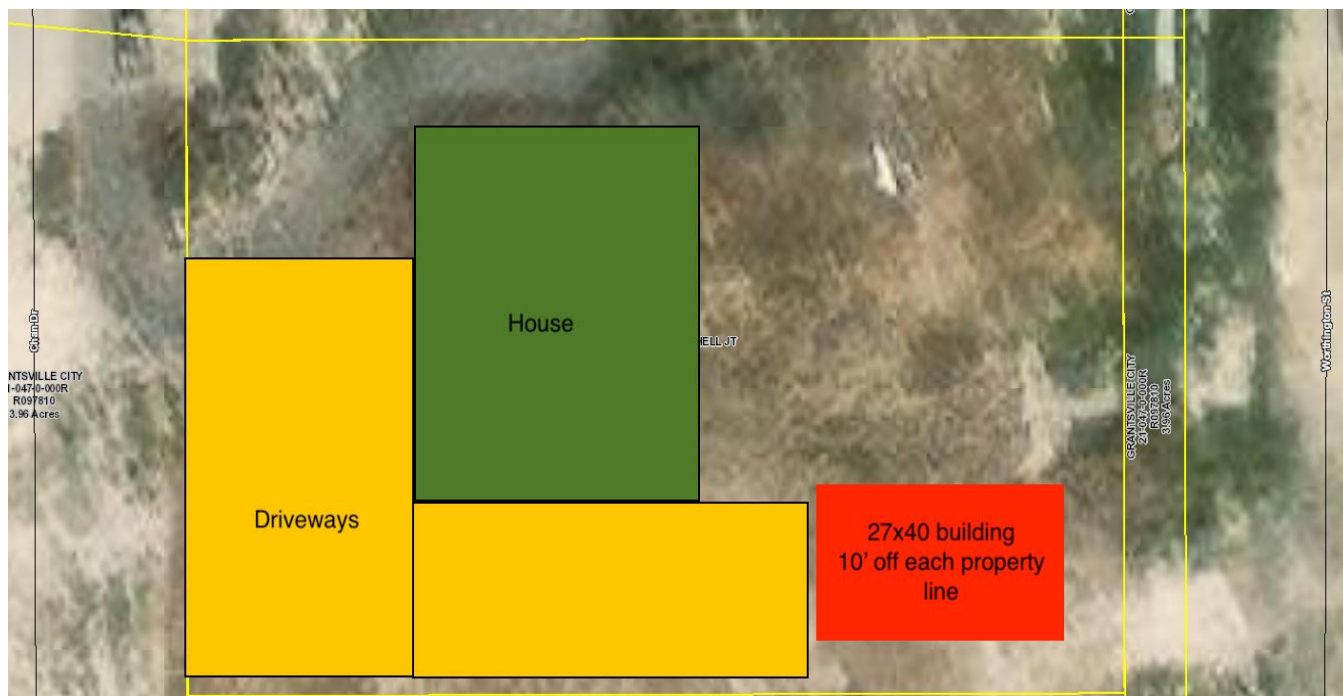
Recommendation:

PROJECT DESCRIPTION

This request is for a Consideration to approve a variance to the maximum building coverage of the lot, to allow a larger detached garage at the residence of 597 S. Chan Dr. (Breiden Gamble). The proposed detached garage is 400 square feet over the maximum building coverage allowed for the R-1-21 zone. The detached garage is pending this approval.

The applicant desires to add a 27'x40' detached garage with a total of 1,080 square feet. The existing house plan is square feet. The addition of the detached garage would exceed the maximum building coverage by 400 square feet.





ZONE CONSIDERATIONS

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Minimum Lot Size:21,780 sq. feet (1/2 acre)

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)70 feet

Minimum Yard Setback Requirements:

- Front Yard40 feet.
 - Rear Yard30 feet
 - Side Yard for Main Buildings5*/15 feet
 - Side Yard (Amended 4/98)4 feet*
 - Rear Yard for Accessory Buildings1 foot*
- On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height35 feet, or a basement and two (2) floors, whichever is less

Maximum Building Coverage20%

ISSUES OF CONCERN/ PLANNING STAFF RECOMMENDATION

No concerns as per proposed. The Planning and Zoning Administrator finds this request reasonable and appropriate, and recommends approval of this variance.