

PUBLIC NOTICE:

The Grantsville City Board of Adjustments will hold a Regular Meeting at 7:00 p.m. on Tuesday, January 3rd, 2022 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 15.4 (Minimum Yard Setback Requirements) for Eric and Celesta Critchlow for 589 E Clark St.

Join Zoom Meeting

<https://us02web.zoom.us/j/85972131781>

Meeting ID: 859 7213 1781

Cavett Eaton

Grantsville City Planning 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.

**APPLICATION FOR A HEARING BEFORE THE
GRANTSVILLE CITY BOARD OF ADJUSTMENT
Fee \$200.00**

Applicant: Eric and Celesta Critchlow

Address: _____

Phone - Work: 435-841-9444 Home 435-841-1536

Application if made for:

- Appeal of an administrative decision in interpretation of the zoning ordinance (See Section A. Page 1).
- A variance from the terms of the zoning ordinance (See Section B, Page 2).

Section A Appeal of an administrative determination in applying the zoning ordinance

The applicant or any other person or entity adversely affected by a decision administering or interpreting a zoning ordinance may appeal that decision applying the zoning ordinance by alleging that there is error in any order, requirement, decision, or determination made by an official in the administration or interpretation of the zoning ordinance.

Date of decision: _____

What determination was made _____

(Include copies of any paperwork you have received indicating this determination)

Name of official making that determination: _____

State the reason you feel that this determination is in error: _____

(Attach more sheets if needed, Sign application on the last page)

Section B Application for a variance from the terms of the zoning ordinance

Section 17-27-707 of the Utah Code Annotated allows the Board of Adjustment to grant a variance only if the applicant proves that all the conditions justifying a variance have been met. These conditions are set forth in the following five questions:

1. State how the literal enforcement of the zoning ordinance would cause an unreasonable hardship that is not necessary to carry out the general purpose of the zoning ordinance. (NOTE: A hardship must be associated with the property for which the variance is sought, comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood, and cannot be self imposed or economic in nature.

There is not a code stating the distance the structure would have to be from the main dwelling. We could put it within inches of the house; however, we were told it is safer to have it attached as far as earthquakes go. We would like to use the patio without probable future issues.

2. What special circumstances are attached to the property that do not generally apply to other properties in the same district?

Father/Father-in-law owns the property behind. No residential structure near where the covered patio would be placed, therefore it wouldn't pose a burden or issue with the closest neighboring property to it.

3. How would the granting of a variance be essential to the enjoyment of a substantial property right possessed by other property in the same district?

We were notified we could add the covered patio if not attached to residential dwelling and there is not a cod specifying distance. There is a concern with water or if earthquakes occurred

4. How will the spirit of the zoning ordinance be observed and substantial justice done?

All fire code and safety codes will still be followed. The house itself is not interfering with the 20-foot setback. The covered patio does not interfere with the public utility easement

Signature and date

(For Office Use Only)

Date application received: 12/12/22

Fee Paid: \$ 200.00

Received by: Lanise Thompson

Date Board of Adjustments made decision: _____

Decision of the Board of Adjustments: _____

Date decision was mailed to applicant: _____

Meeting of the Grantsville City Board of Adjustment

Tuesday, January 3, 2022 7:00 PM

The Grantsville City Board of Adjustment will be meeting to consider an application for a Minimum Yard Setback Requirement variance from the terms of the zoning ordinance 15.4 Multiple Residential District RM-7.

This property is zoned RM-7 and the Land Use Ordinance is 15.4 Multiple Residential District RM-7

Minimum Yard Setback Requirements: (Amended 2000, 9/01)

Front Yard25 feet.

Rear Yard for Main Buildings20 feet

This home construction plan has an optional attached porch to the back of the house which would encroach on the rear setback.

Match
easement
width of
7.5 feet

