



FOR OFFICE USE ONLY

Variance No. _____

Variance Fee _____

Date Received _____

Hearing Date _____

Date Fee Paid _____

Decision Date _____

06/17/2013

TOWN OF ROCKVILLE
PO Box 630206
Rockville, UT 84763
Phone/FAX – 435/772-0992
E-mail – rockville@sginet.com

APPLICATION FOR A VARIANCE FROM THE TERMS OF
THE ROCKVILLE LAND USE CODE

Applicant Information

A. Jacob Andersen490 E Main St #630216 Rockville, UT 84763

Name

Mailing Address

208-932-4040ajandersen@gmail.comRA-50.64 ac

Phone Number

Email Address

Current Zoning

Acreage

No address yet but access it via 276 Grafton Rd Rockville UT. Parcel # R-1304

Property location indicated by address and Washington County Property Tax ID.

Application Fee

Non-refundable fee of \$800 must be paid to the Town at the time tis application is filed.

Variance Description

Code section from which variance is requested: 8.20.3.1.2 and 8.16.2 to request a 2' setback

Any person or entity desiring a waiver or modification of the Rockville Land Use Code ("Code") as applied to a parcel of property that he/she owns, leases, or in which he/she holds other beneficial interest may apply to the Town for a variance from the terms of the Code. These conditions are set forth in the following questions:

Please describe the nature of the variance request:

Request for a variance from the terms of the Rockville Land Use code relevant to the property described by Rockville parcel number R-1304. The applicant requests that a variance be granted from setback requirements for a residence upon the property.

The applicant seeks to vary the following setback requirements: (1) the 50 foot setback from slopes in excess of 30 percent (30%), (2) setback from high-hazard geological areas as required by the sensitive lands regulations in section 8.20.3.1.2, and (3) the setback requirements for lot standards in a RA-5 zone as described in 8.16.2.

State how the literal enforcement of the Code would cause an unreasonable hardship that is not necessary to carry out the general purpose of the Code: **(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. Utah Code 10-9a-702)**

This need is unique to this parcel as it is a long and skinny parcel that abuts up to a 30%+ slope. A literal enforcement of the codes where a variance is requested would not give the space to build a home on this property due to the insufficient width of the lot. I'm attaching an image with measurements from the slope.

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

Most properties of this zoning are not nearly this small nor have this skinny rectangular shape where the entire length runs against a slope. It is unique to this property.

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

Other properties with similar zoning are allowed to build a home. Granting this variance would allow a home to be built.

State why issuing this variance will not substantially affect the General Plan of the Town of Rockville and will not be contrary to the public interest.

The variance being requested is unique to this property. I'm not aware of any other property in town in the RA-5 zone that has a long skinny shape that is entirely next to a 30%+ slope. Regarding the public interest, I own the farmland that surrounds three sides of the property. The property on the 4th side is separated from this property by a hill. The result would be a home could be built as it would on any other RA-5-zoned property.

How will the spirit of the Code be observed and substantial justice done?

I believe that the town has setback requirements for two reasons: to ensure the safety of the person building/living in the home as well as to protect neighbors from having structures too close to their property. I am attaching information from an engineer who has visited this site and done an evaluation regarding the safety of a 2-foot setback. I am the adjacent property owner that would be most affected by a nearby structure and am ok with the requested setback variance.

The following items must be submitted before the variance request will be scheduled for a hearing with the VAHO (VAHO):

- A. A copy of the surveyed legal description of the property in question.
- B. A statement certifying that the applicant is the legal owner of the property in questions, or a letter from the legal owner certifying that the applicant is authorized to apply for the variance and represent the owner.
- C. All plats, plans, drawings, to scale, showing the location, dimensions, and materials of all buildings and structures, streets, vehicle circulation patterns, parking, landscape and open space areas, existing or proposed signage, drainage, and/or other information as appropriate to the application.

I HAVE READ AND BEEN GIVEN A COPY OF THE COVER LETTER "TO THE APPLICANT"
I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND
CORRECT.

Printed Name(s) Anthony Jacob Andersen

Signature(s) of Applicant(s)

Auth. L. Auth.

1/17/2024

Date _____

Date _____