

PUBLIC NOTICE:

The Grantsville City Board of Adjustments will hold a Regular Meeting at 6:00 p.m. on Wednesday, April 24, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

AGENDA:

1. Consideration to approve the variance request for Grantsville Land Use Code 15.1 Residential District R-1-21, "Maximum Building Height" for Gary and Patricia Meyer, located at 683 E Clover Gate Ln
2. Adjourn.

Join Zoom Meeting

<https://us02web.zoom.us/j/84557884448>

Meeting ID: 845 5788 4448

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.

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit # 2024050

April 24th, 2024
Board of Adjustment
Variance Meeting
Information Packet

Applicant Name: Gary & Patricia Meyer
Property Address: 683 E Clover Gate Ln.
Parcel ID(s): 22-038-0-0004
Meeting Date: April 24th, 2024
Current Zone: R-1-21
Land Use Ordinance: 15.1 Residential District R-1-21
Prepared By: Shelby Moore

AGENDA:

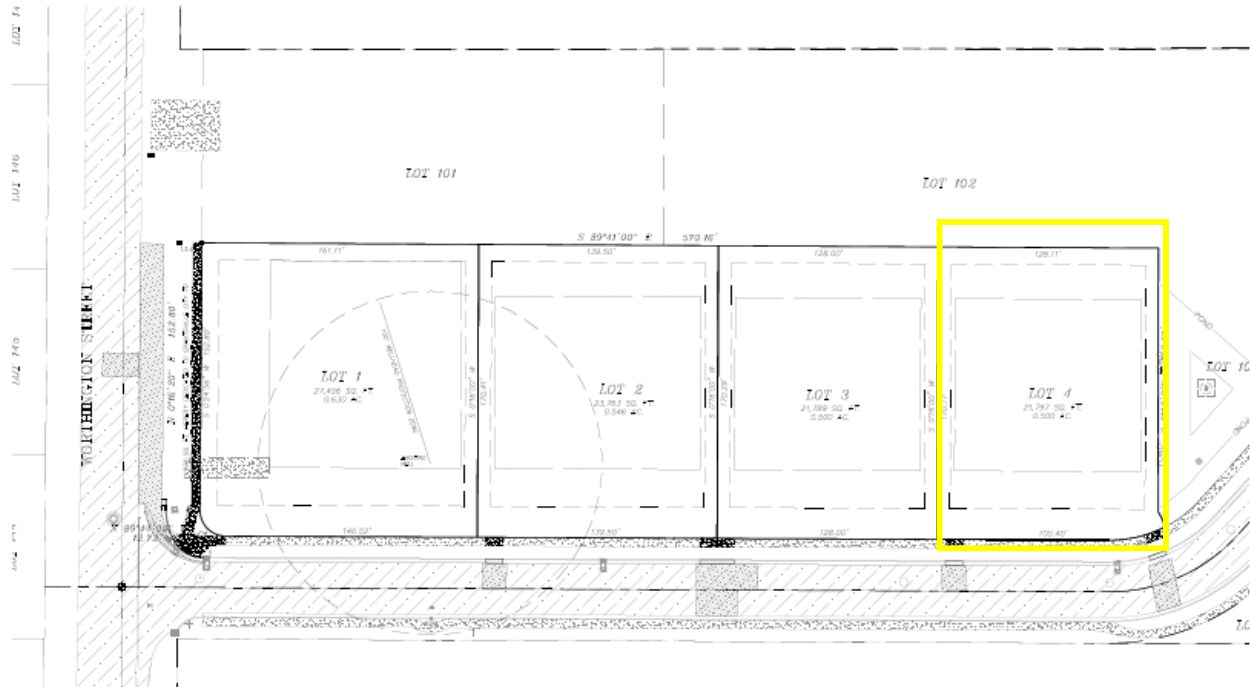
Consideration to approve the variance request for Grantsville Land Use Ordinance **15.1 Residential District R-1-21**, "Maximum Building Height" for Gary and Patricia Meyer, located at 683 E Clover Gate Ln.

REQUEST:

The Board of Adjustment is holding a variance request meeting for the owners Gary & Patricia Meyer having built their house 3 feet above the approved building plans to eliminate the use of a sewer lift pump. That caused the house to be 1.5 feet above the permitted height of 35 feet. They are asking for a variance.

SITE & VICINITY DESCRIPTION

COVER
CADENCE WORTHINGTON SUBDIVISION







Exceptions Requested:

“Variance Information from the Gary and Tricia Meyer”

“- In the initial stages of planning, we understood that the setback from the back of the sidewalk was 30’. Our lot slopes down from the south to the north end of our property. Our original designs assumed that the house would be 10 feet closer to the sidewalk. When we had to adjust the house to the required front 40-foot setback our house was at a lower elevation.

-During excavation, we were told that the slope required for the sewer lateral would require that the foundation of the house would need to be raised in elevation or a pump would need to be installed to assure the proper flow to the sewer. During excavation, we spoke to our excavation contractor on the phone and we believe he spoke to our foundation contractor. With the information we were given we chose to raise the foundation.

-Upon reliance of our contractors, we made adjustments to the construction of our trusses. We raised the truss heel height from 9 to 14 inches in order to accommodate more insulation to make our home more energy efficient.

-When we were contacted by Andy Jensen about the possibility that our home was higher than the 35-foot allowance. We went to our home the next day and measured it. It was taller than the allowed height. We contacted Andy and met with him at our home and asked what our options were. There were three options-lower the roof structure, add more fill dirt and grade it, or ask for a variance. We chose to ask for a variance.

Thank you for your willingness to review our request.”

Gary and Tricia Meyer

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%

PLANNING STAFF RECOMMENDATION:

There are no concerns about the proposed variance. The Planning and Zoning Administrator finds this request reasonable and appropriate and recommends approval of this variance request.