

APPLICATION FOR VARIANCE

PAYSON VIEW 129
MATT RICE
7-16-2024
REV 01

APPLICATION FOR VARIANCE

Attn: City of Payson

Purpose: to obtain variance of 40% impervious surfaces for a detached garage.

1 Plat map - see attached plat map, Lot PV129

2 Introduction:

I am writing to request a variance from the current zoning regulations for Lot PV129 in Payson View Estates. The current zoning (R-1-12) restricts impervious surfaces to a maximum of 40%. However, I would like to construct a detached garage, which would necessitate exceeding this limit by 4%.

(a)(i) Building a detached garage isn't just about storage; it's an investment in my professional growth and hobbies. As a product designer/developer who relocated from Idaho to Payson, Utah, a dedicated workspace is crucial.

This detached garage will transform into my personal development studio, shielding my projects from the elements and opportunistic hands. It will be a haven for both my professional endeavors and creative pursuits, allowing me to refine my skills and build my personal knowledge.

Without this dedicated space, significant hurdles would arise in my ability to effectively work and advance my career. This studio is more than just a convenience; it's a necessary step in my professional career.

(a)(ii) There are other Payson View lots in my same zone which most of these lots are larger than my lot. These larger properties are permitted to construct garages of the same size as the one I propose, without going over 40% rule.

(a)(iii) While most plots in Payson View remain undeveloped, construction has begun on two properties (PV124 and PV125) that will incorporate garages. Notably, PV124 features a 30x40 garage attached to the house, while PV125 opts for a 30'x40' detached structure behind the main house.

(a)(iv) The variance I'm requesting perfectly complements the general plan for Payson View Estates and serves the public interest. In fact, granting this variance will demonstrably add value to my lot, contributing to the overall aesthetics and property values within the community.

(a)(v) Granting this variance upholds the ordinance's intent and ensures fairness to me and my neighbors.

5 Surrounding lots that are within 90' of my lot are owned by Patterson Homes.
Patterson Homes, 11038 N. Highland Blvd. Suite 100, Highland, UT 84003

APPLICATION FOR VARIANCE

Rationale for Variance:

Increased Impervious Surface Need: The construction of a detached garage requires a larger area of impervious surface than currently allowed under the R-1-12 zoning.

Zoning Discrepancy: Payson View Estates comprises 27 lots with two zoning designations: R-1-12 (including Lot PV129) and R-1-9. Notably, the R-1-9 zone allows for 50% impervious surface coverage, which is the flexibility I seek for my project.

Inconsistent Zoning Basis: The current zoning boundaries seem to be determined by historical property lines rather than the overall layout or street network of Payson View Estates. This results in my lot having a stricter restriction (40%) compared to neighboring properties just two houses west (zoned R-1-9 with 50% allowance).

During the construction of my home, I prioritized several key factors: aesthetics, functionality, safety, cleanliness, environmental impact, and most importantly, proper drainage. With a long concrete driveway and a large RV pad on the east side, managing rainwater runoff was a critical concern. To address this, I have invested in a comprehensive drainage system. This includes a dry well and strategically placed French drains, all designed to effectively handle the volume and flow of water.

Additionally, my property slopes northward, prompting the installation of retention walls to ensure water stays contained within my lot. These improvements, funded entirely by myself, demonstrate my commitment to a well-functioning and responsible drainage solution for my property.

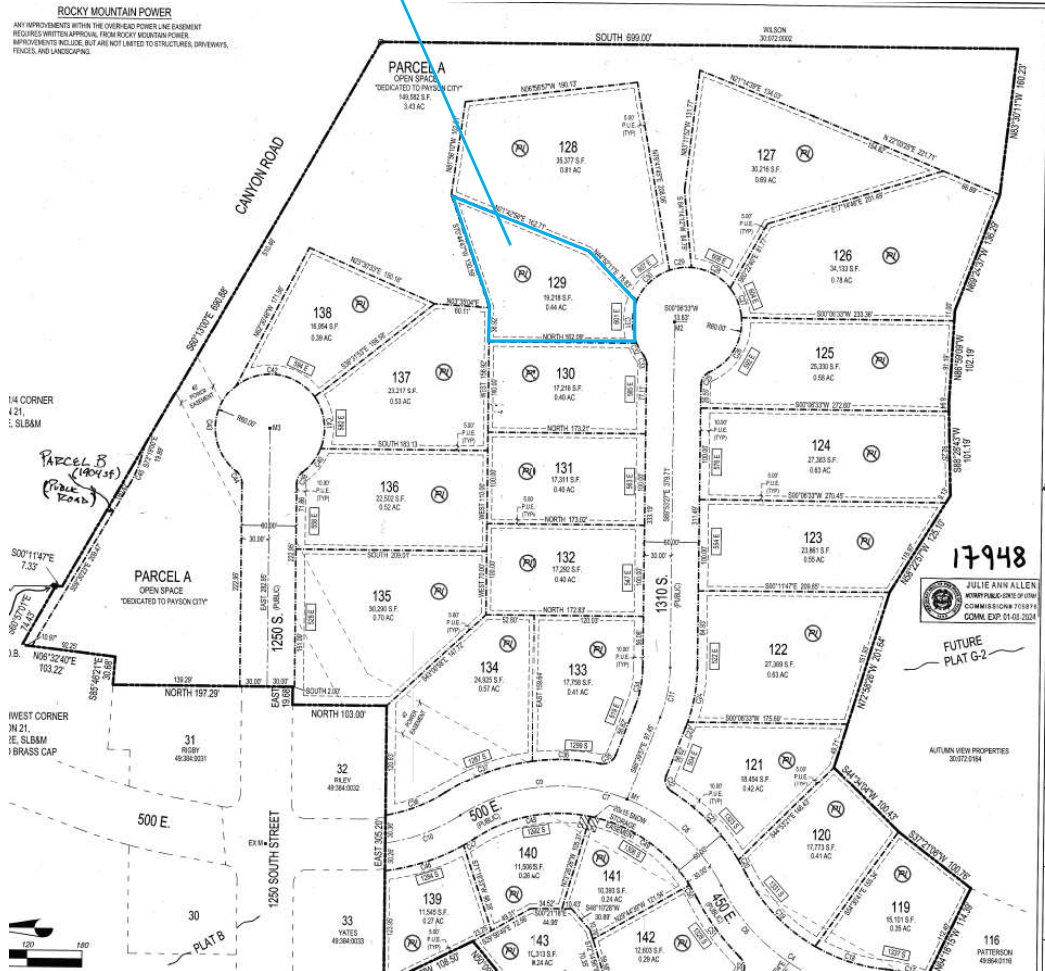
While the R-1-12 zone requires a maximum of 40% impervious surface area, I propose a variance that would increase my max impervious surface to the same as my neighbors at 50%. This would allow me to construct a detached garage (which would bring me up around 44%). I understand the importance of managing stormwater runoff, and I have a detailed plan to ensure effective drainage on my property. Granting this variance would provide me with the professional growth and development that is needed for my career. This variance would give me the same flexibility and enjoyment in using my lot, similar to what my next door neighbors have with their detached garages and/or 50% impervious surface allowance.

Conclusion

While the R-1-12 zone restricts impervious surfaces to 40%, I propose a variance to 50%, aligning with neighboring properties. This adjustment allows me to construct a detached garage, crucial for my work as a product designer/developer, with a projected final impervious surface coverage of around 44%.

I understand the importance of stormwater management and have a detailed plan to ensure efficient drainage on my property. I'm confident that by working together, we can achieve a solution that fosters both responsible development and personal needs. Granting this variance would not only benefit my career but also bring me the same flexibility and enjoyment in using my lot as my neighbors use their lots.

PV-129



PURPOSE

PROPOSED DETACHED GARAGE

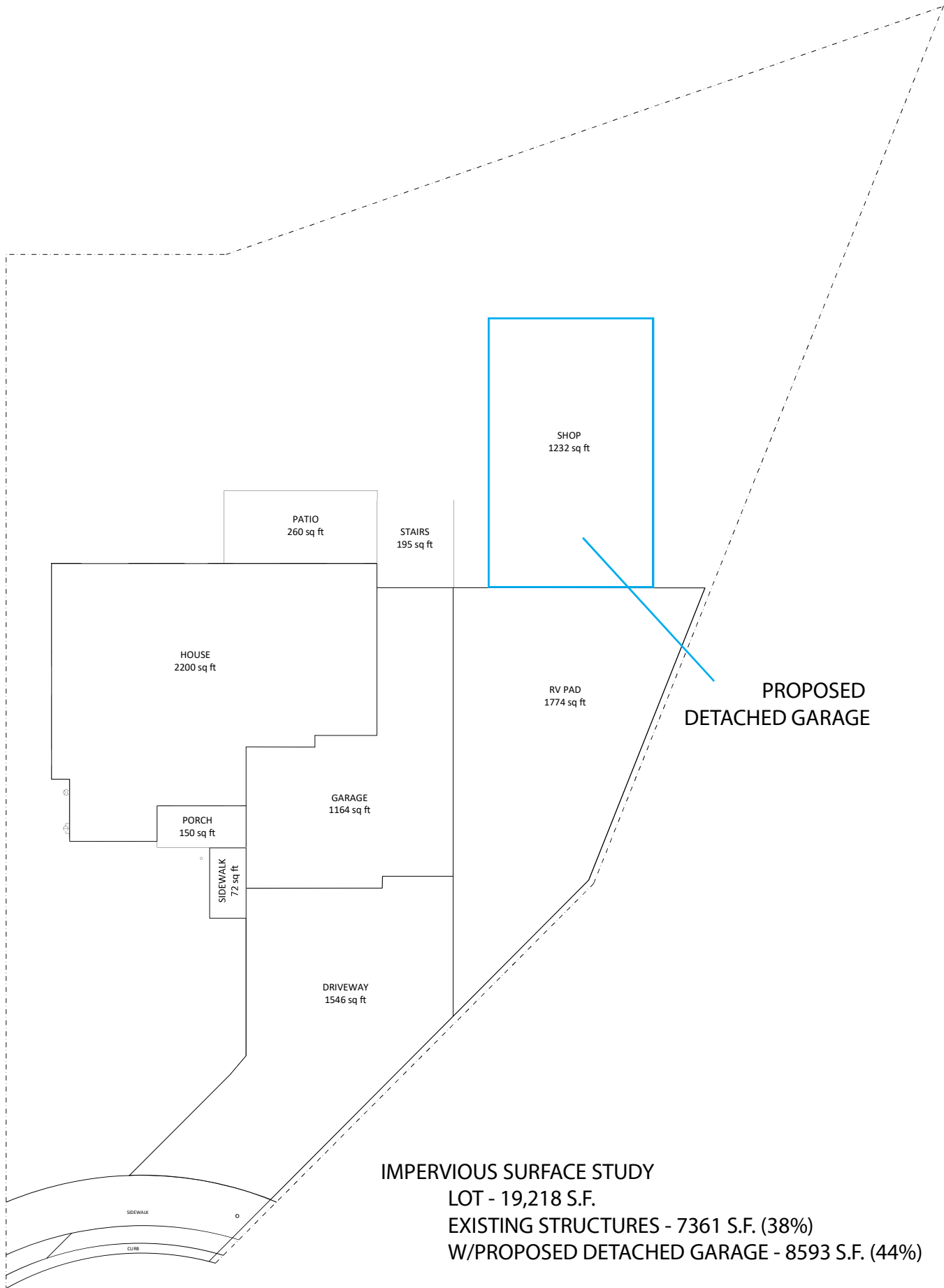


CURRENT IMAGE OF PROPERTY



RENDERING OF PROPOSED DETACHED GARAGE

IMPERVIOUS SURFACE STUDY



An aerial photograph of a residential area, overlaid with a semi-transparent blue filter. The map shows a network of streets including 12th South, 14th South, 16th South, 18th South, 20th South, 22nd South, 24th South, 26th South, 28th South, 30th South, 32nd South, 34th South, 36th South, 38th South, 40th South, 42nd South, 44th South, 46th South, 48th South, 50th South, 52nd South, 54th South, 56th South, 58th South, 60th South, 62nd South, 64th South, 66th South, 68th South, 70th South, 72nd South, 74th South, 76th South, 78th South, 80th South, 82nd South, 84th South, 86th South, 88th South, 90th South, 92nd South, 94th South, 96th South, 98th South, and 100th South. A search icon is located in the top left corner. The text "ZONE R-1-9" is centered on the map.

ZONE R-1-12

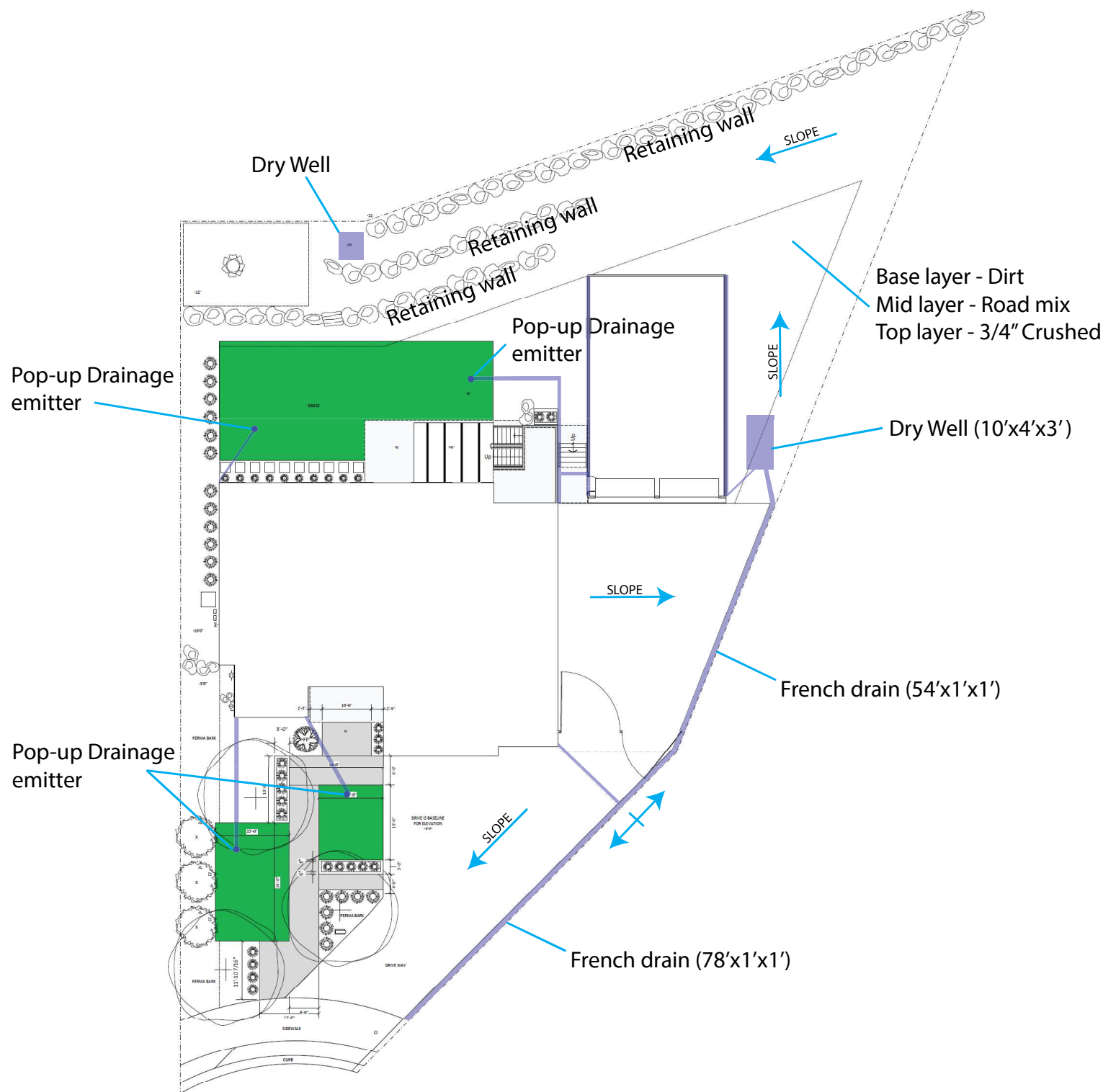
ONE R-1-1

ZONE R-1-12
40% IMPERVIOUS SURFACES

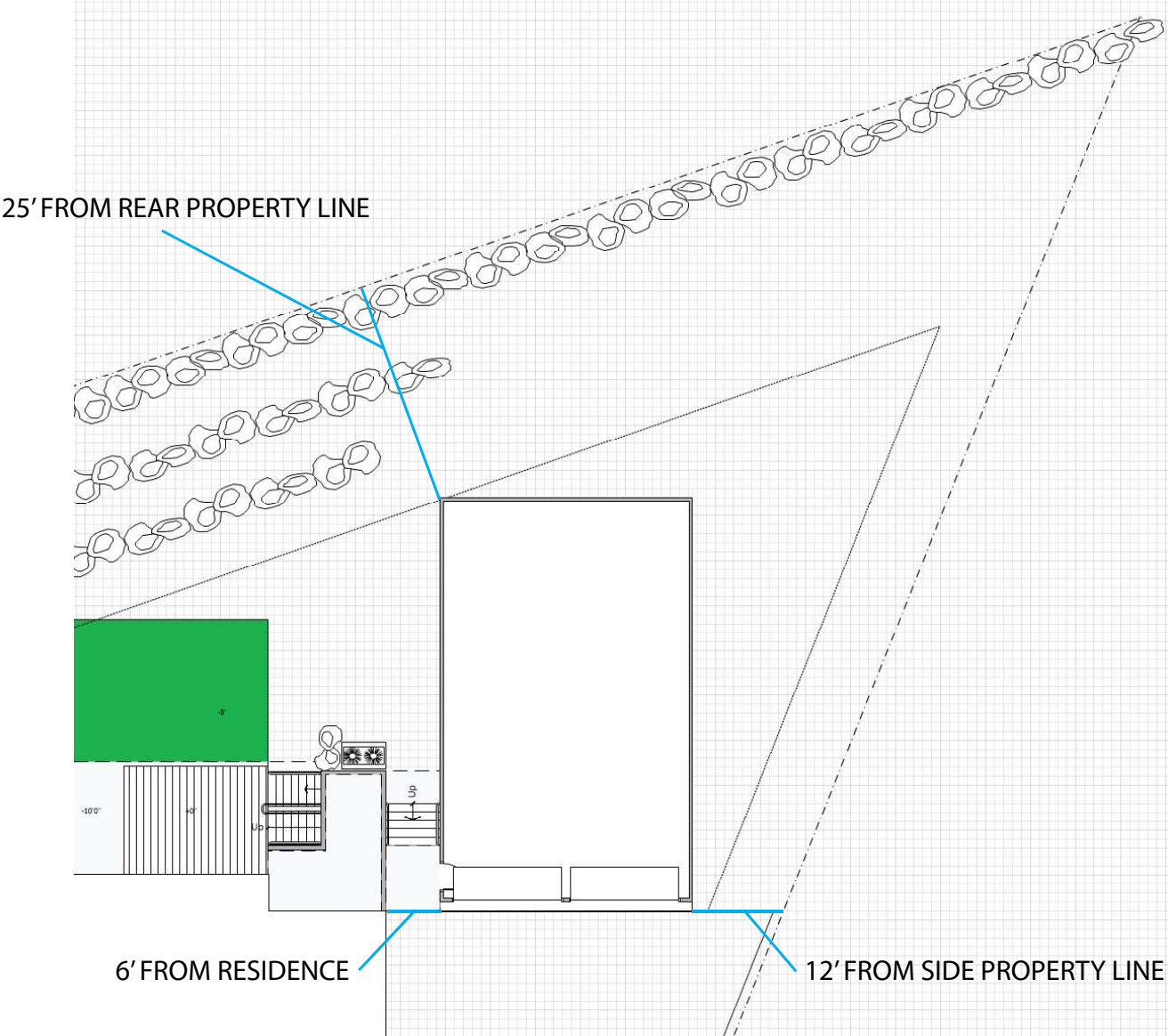
PV129

PV124
30'x40' Garage

DRAINAGE PLAN



LOCATION / OFFSETS



PLAN FOR UNIFORMITY

