



Provo City Board of Adjustment

Report of Action

November 18, 2024

Item #1 Shane Tongish requests a Variance to Section 14.10.080 (Yard Requirements) in the R1.6 (One Family Residential) Zone, to reduce the side yard from the required ten feet (10') to zero feet (0') in order to add a carport to the south side of the home, located at 110 North 1810 West. Fort Utah Neighborhood.
Nancy Robison (801) 852-6417 nrobison@provo.org PLVAR20240276

The following action was taken on the above described item by the Board of Adjustment at its regular meeting on November 18, 2024:

APPROVED

On a vote of 5:0, the Board of Adjustment approved the above noted application.

Motion By: Laurie Urquiaga

Second By: Maria Winden

Votes in Favor of Motion: Laurie Urquiaga, Eric Chase, Tom Halladay, Maria Winden, Amanda Peterson
Tom Holladay was present as chair.

- Includes facts of the case, analysis, conclusions, and recommendations outlined in the Staff Report with any changes noted. The Board of Adjustment determination is generally consistent with the Staff analysis and determination.

STAFF PRESENTATION

- The Staff Report to the Board of Adjustment provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Board of Adjustment during the hearing.

CONCERNS RAISED BY PUBLIC

- No comments or concerns were voiced by any member of the public

APPLICANT RESPONSE

The applicant pointed out that there are thirty-eight homes in his neighborhood that have carports, sheds, or garages very close to the property line.

BOARD OF ADJUSTMENT DISCUSSION

- The Board of Adjustment asked if this should be something that is written in code, instead of giving variances piecemeal to property owners in this area.
- The Board felt that even though there was mention of home value, that shouldn't be part of the decision.
- The Board asked when properties are required to comply with current code.

- Even though there are many properties in Provo without covered parking, because of the precedent set by other homeowners in the area receiving a variance, they should allow this owner the same right.

DECISION

The Board of Adjustment made a motion to Approve the variance to reduce the side yard setback from the required ten feet (10') to zero feet (0') written in Provo City Code Section 14.10.080 (Yard Requirements).



Board of Adjustment Chair



Development Services Director