

Minutes of the Regular Meeting of the Ogden City Board of Zoning Adjustment held on Wednesday, October 23, 2024, at 4:30pm, in the Council Chambers and via electronic means on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Members Present: Charles Casperson, Chair
Scott Larsen (via zoom)
Lance Evans

Members Excused: Stephanie Nix
Judy Elsley

Staff Present: Joseph Simpson, Assistant Planning Director
Damian Rodriguez, Planner
Kathy Barron, Administrative Assistant I

Others Present: Ryan Friedli

Approval of the Minutes, of the regular meetings held September 25, 2024

BOARD MEMBER LARSEN MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD SEPTEMBER 25, 2024. BOARD MEMBER EVANS SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE

Case #2024-7: Request for variance to allow for 2' side yard setbacks at 548 2nd St

Chair Casperson opened the meeting and invited the petitioner to come up and tell the board about his request.

Mr. Friedli stated he is applying for the side yard variance because he purchased this lot in January believing the building on the property was a house but is actually a garage. He would like to build a home on a narrower lot. He has seen a couple lots that are the same width of 22.5' in the neighborhood. Looking at different plans he is thinking an 18' wide by 50' long might work, either single or two story.

Chair Casperson asked if there were any questions.

Board Member Evans inquired whether the existing structure would be moved out or is it in the rear part of the lot.

Mr. Friedli indicated he will not be going that deep, but the lot is about 125' deep. The garage is on the very back of the lot, and there is a parking lot in front of that and then grass and weeds.

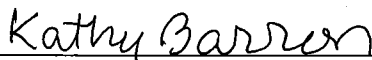
Chair Casperson queried if Board Member Larsen had any questions. Board Member Larsen responded he did not have any questions.

Mr. Rodriguez from the Planning Division gave a report on this request. He stated there are five criteria that shall be met for the approval of a variance as outlined in his presentation. The lot has a depth of 125' and an exceptionally narrow width of 22.5'. The Petitioner is requesting a variance in the application of the development code to allow for side yard setbacks of two feet and two feet for his property at 548 2nd St where the development code requires side yard setbacks of a minimum of five feet and eight feet at the subject property. He continued with possible board actions, background on the property and findings. Staff recommends the board approve the petition for a variance to allow for side yard setbacks of two feet and two feet for the property at 548 2nd St.

BOARD MEMBER EVANS MOVED TO APPROVE THE REQUEST FOR VARIANCE AT 548 2nd ST. BOARD MEMBER LARSEN SECONDED, AND THE MOTION PASSED UNANIMOUSLY, BY ROLE CALL VOTE; BOARD MEMBER EVANS, BOARD MEMBER LARSEN AND CHAIR CASPERSON, WITH ALL VOTING AYE.

New Business

As there was no additional business before the Board, CHAIR CASPERSON MOVED THE MEETING ADJOURN AT 4:49PM. MOTION WAS SECONDED BY BOARD MEMBER EVANS, ALL VOTED AYE.



KATHY BARRON
ADMINISTRATIVE ASSISTANT I

APPROVED: 01/22/25
(DATE)

This document in conjunction with the digital recording and information packet constitute the official minutes of the Ogden City Board of Zoning Adjustments.