



GRANTSVILLE CITY BOARD OF ADJUSTMENTS

April 16th, 2025
PUBLIC NOTICE

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Board of Adjustments will hold a discussion on **April 16, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The meeting is to consider action on the **proposed deviations from the R-1-21 rear set back variance to go from 30' to 26' located at 676 S Todd Court, Lot 116.** You can view a copy of the proposed application online at the link below, by April 11, 2025

https://www.grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Dated this 9th day of April, 2025



**BY ORDER OF THE GRANTSVILLE
BOARD OF ADJUSTMENTS**

Shelby More
Zoning Administrator

Use the link below to join Zoom Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/87150868968>

Meeting ID: 871 5086 8968

PUBLIC NOTICE

The Grantsville City Board of Adjustments will hold a Regular Meeting at 7:00 p.m. on Wednesday, April 16th, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA

1. Consider of the proposed deviations from the R-1-21 rear set back variance to go from 30' to 26' located at 676 S Todd Court, Lot 116.
2. Open Forum.
3. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development



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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.

CERTIFICATE OF POSTING: This agenda was posted on the Grantsville City Hall Notice Boards, the State Public Notice website at www.utah.gov/pmn/index.html, and the Grantsville City website at www.grantsvilleut.gov. Notification was sent to the Tooele Transcript Bulletin.

AGENDA ITEM #1

Consider of the proposed deviations from the R-1-21 rear set back variance to go from 30' to 26' located at 676 S Todd Court, Lot 116.

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



Staff Report Summary for Consideration of the proposed deviations from the R-1-21 rear set back variance to go from 30' to 26' located at 676 S Todd Court, Lot 116.

Parcel ID(s): 22-050-0-0413
Property Address: 676 S Todd Court
Applicant Name: Justin Reece
Request: Setback deviation
Prepared By: Shelby Moore

Meeting Date: 4/16/25
Public Hearing Date:
Current Zone: R-1-21
Acres: 0.50

PLANNING STAFF ANALYSIS AND COMMENTS

Request: Variance from R-1-21 rear setback requirement

Proposal: Reduce the rear setback from 30 feet to 26 feet (a 4-foot reduction)

Applicant Request:

The property owner is requesting a variance to allow construction that would encroach 4 feet into the required 30-foot rear yard setback, resulting in a 26-foot setback.

Zoning:

R-1-21 (Single-Family Residential, 21,780 sq. ft. minimum lot size)

Justification Provided by Applicant:

- Unique shape or topography of the lot
- Difficulty in achieving desired home layout within current zoning limitations
- No substantial negative impact to adjacent properties

Staff Analysis:

- **Consistency with General Plan:** The proposed variance does not conflict with the general plan or intent of the zoning ordinance.
- **Impact on Surroundings:** Minimal expected impact due to adequate buffering and distance from neighboring properties.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

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- **Precedent and Compatibility:** Similar variances have been granted in the area; the deviation is minor and consistent with surrounding development patterns.

Recommendation:

Staff recommends approval of the proposed variance from the 30-foot rear setback to 26 feet, subject to any applicable conditions to mitigate potential impacts.

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AGENDA ITEM #2

Open Forum

AGENDA ITEM #3

Adjourn.