

Minutes of the Regular Meeting of the Board of Zoning Adjustment held on Wednesday, February 26, 2025, at 4:30pm, in the Council Chambers and via electronic means on the third floor of the Municipal Building, 2549 Washington Blvd, Ogden City, Weber County, Utah.

Members Present: Charles Casperson, Chair  
Lance Evans  
Scott Larsen

Members Excused: Stephanie Nix  
Judy Elsley

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

Others Present: Joe & Karen Morello  
Wade Farrar  
Cameron Lewis  
Michelle Lewis  
Aaron Austad

**1. Approval of the Minutes, of the regular meetings held January 22, 2025**

**BOARD MEMBER EVANS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD JANUARY 22, 2025. MOTION WAS SECONDED BY BOARD MEMBER LARSEN AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE**

**Approval of the 2025 Committee Meeting Calendar**

**BOARD MEMBER LARSEN MOVED TO APPROVE THE 2025 COMMITTEE MEETING CALENDAR. MOTION WAS SECONDED BY BOARD MEMBER EVANS AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE**

**2. Case #2025-2: Request for variance to allow for a 24' front yard setback at 2928 Darling St**

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

Mr. Cameron Lewis Introduced himself and explained the need for the variance to push the upper portion of the house forward six feet. He also detailed the history of his property purchased in 2021 and the changes in city ordinances since then. He mentioned meetings with city officials and planning encouragement to apply for the variance due to the unique hardship conditions.

Mr. Rodriguez from the Planning Department gave a report on this request. This item is the review for a variance to allow for a 24' front yard setback where the zoning ordinance would otherwise require a minimum of 30' for the same. He stated there are five criteria that shall be met for the approval of a variance as outlined in his presentation as well as the possible board actions and staff recommendations. He also noted a geotechnical study would be required.

Staff Recommends approval of the requested variance to allow for 24' setback for the property at 2928 Darling St where the zoning ordinance would otherwise require a 30'; front yard setback and that recommendation of approval also comes with conditions of approval that the proposed decks in the front yard setback will remain uncovered and open to the sky. And secondly, that site and building permit reviews will be completed for the proposed home, ensuring compliance with the applicable code.

Chair Casperson opened the floor to any questions.

Mr. Wade Farrar who is the neighbor living directly across the street from the applicant building this home and expressed concerns about adjusting the 30' setback and the potential for other neighbors to seek similar variances.

Chair Casperson asked the next speaker to state their name and tell the board where they live.

Mr. Joe Morello, another neighbor and a contractor for 50 years, highlights the overwhelming nature of the proposed house and the negative impact on the neighborhood's appearance.

Mr. Aaron Austad, a neighbor and a developer, supports the variance, citing property rights and the potential for higher property values.

Mr. Simpson acknowledged there are individuals on Zoom, if any wish to speak, they can raise a hand.

Chair Casperson asked if the house can be shifted to compensate for the six feet into the backyard.

Mr. Cameron Lewis responds to the concerns, explaining the house's design to minimize impact and the willingness to agree to additional conditions.

Chair Casperson asked for a motion to be made.

**BOARD MEMBER LARSEN MOVED TO APPROVE THE VARIANCE FOR THE 24' SETBACKS BASED ON THE FIVE CRITERIA LISTED IN THE REPORT AND TAKING INTO ACCOUNT STAFF'S RECOMMENDATIONS NUMBER ONE, THE PROPOSED DECKS IN THE FRONT YARD SETBACK, REPRESENTED IN THE ATTACHED CONCEPTUAL FLOOR PLANS, WILL REMAIN UNCOVERED AND OPEN TO THE SKY AND NUMBER TWO THAT THE SITE AND BUILDING PERMIT REVIEWS BE COMPLETED FOR THE NEW HOME MEETING THE CODE REQUIREMENTS.**

**BOARD MEMBER LARSEN AMENDED THE MOTION TO INCLUDE: THE SETBACK OF 24' IS APPROVED WITH CANTILEVERS ONLY THAT THE FOUNDATION WALL STAYS AT 30'.**

**BOARD MEMBER EVANS SECONDED, AND THE MOTION PASSED UNANIMOUSLY, BY ROLL CALL VOTE; BOARD MEMBER EVANS, BOARD MEMBER LARSEN AND CHAIR CASPERSON, WITH ALL VOTING AYE.**

**3. Case #2025-3: Request a variance for reduced minimum side yard & rear yard setbacks at 2554 Quincy.**

Chair Casperson invited the petitioner to speak about his request for a variance and let the Board know what he is requesting and what he is doing.

Mr. Dodson Piotrowski who is the owner of both 2562 and 2554 Quincy Ave spoke via Zoom about the need for the variance to avoid building directly parallel to the existing home and to preserve significant trees on the property.

Mr. Rodriguez from the Planning Department gave a report on this request outlining the property's location, zoning, and the requested variances. He also stated there are five criteria that shall be met for the approval of a variance as outlined in his presentation as well as the possible board actions and staff recommendations.

Mr. Simpson shared the hardship in developing the narrow lot and the impact of the requested variances on the neighborhood.

Staff Recommends approval of the side yard setbacks of two feet and denial of the rear yard setbacks of three feet.

The board discusses the implication of the variances, including fire hazards, neighborhood development, and property rights.

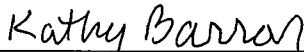
**BOARD MEMBER EVANS MOVED TO APPROVE THE REQUEST FOR THE SIDE YARD SETBACKS AND DENY THE REAR YARD SETBACKS, CITING PUBLIC INTEREST AND NEIGHBORHOOD STANDARDS. WE FIND THAT THE LITERAL ENFORCEMENT OF THE LAND USE ORDINANCE WOULD CAUSE UNREASONABLE HARDSHIP. BOARD MEMBER LARSEN SECONDED, AND THE MOTION PASSED UNANIMOUSLY, BY ROLL CALL VOTE; BOARD MEMBER EVANS, BOARD MEMBER LARSEN AND CHAIR CASPERSON, WITH ALL VOTING AYE.**

**4. Case #2025-4: Request for variance from the driveway separation standard at 1015 9<sup>th</sup> St**

Mr. Rodriguez explained this item was canceled because the city engineer approved the exceptions to the event standards as provided in chapter six, title seven.

**New Business**

As there was no additional business before the Board, **BOARD MEMBER LARSEN MOVED THE MEETING ADJOURN AT 5:30PM. BOARD MEMBER EVANS SECONDED THE MOTION. ALL VOTED AYE.**

  
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KATHY BARRON  
ADMINISTRATIVE ASSISTANT I

APPROVED: 6/23/25  
(DATE)