



**Murray City Hearing Officer Meeting
Notice of Meeting and Agenda**

**Wednesday, July 9th, 2025, 12:30 p.m.
Murray City Hall, 10 East 4800 South
Poplar Conference Room #151**

Supporting materials are available at <https://www.murray.utah.gov/1386/Agendas>.

CALL MEETING TO ORDER

BUSINESS ITEMS

1. Conflict of Interest Declaration

VARIANCE REQUESTS

2. Christensen Expansion 6578 South Lombardy Drive Expansion of Nonconforming Structure	Project # 25-003 Case #1621
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ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Wednesday, May 14, 2025, at 12:30 p.m. MST located at Murray City Hall, Poplar Room #151, 10 East 4800 South, Murray, Utah.

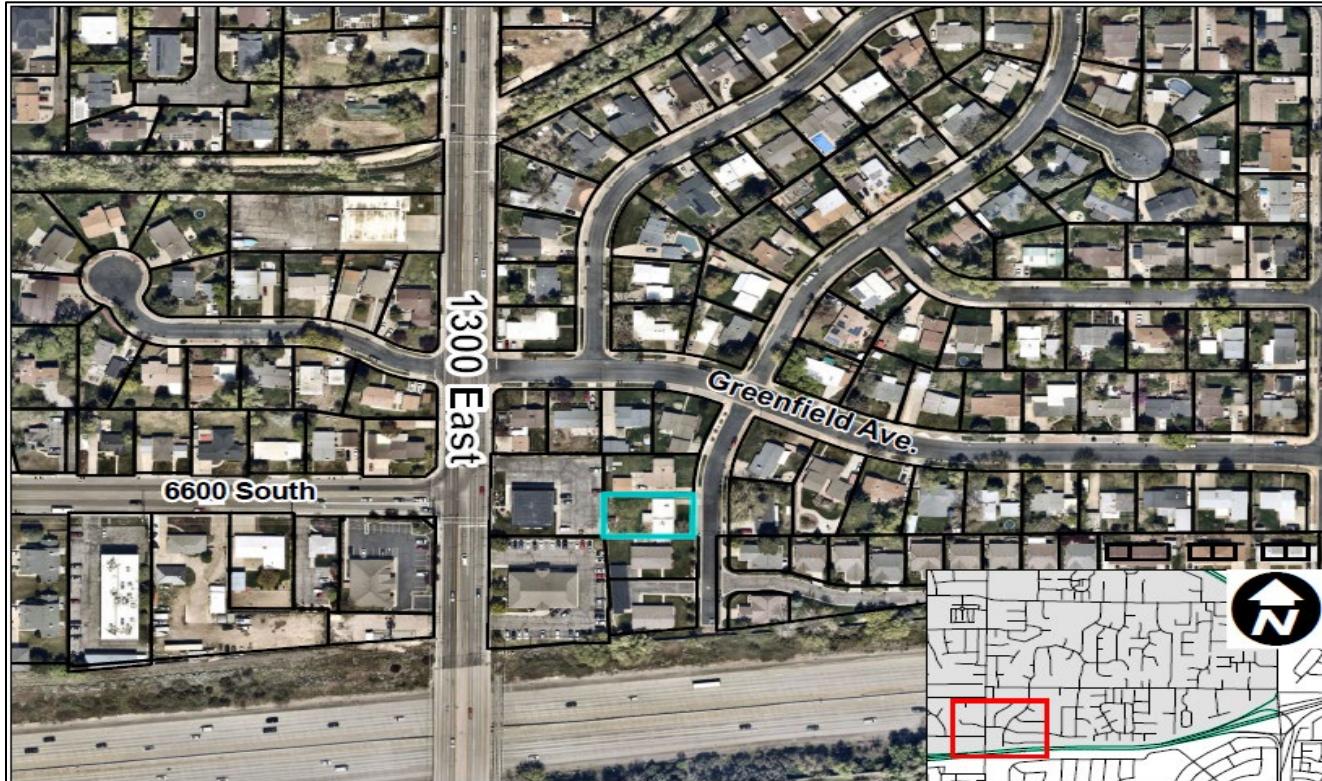
Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.



AGENDA ITEM # 2 - Christensen Expansion

ITEM TYPE:	Expansion of a Non-Conforming Structure		
ADDRESS:	6578 South Lombardy Drive	MEETING DATE:	July 9 th , 2025
APPLICANT:	George Christensen	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	22-20-282-008	CASE NUMBER:	1621
ZONE:	R-1-8, Low density single family	PROJECT NUMBER:	HO-25-003
SIZE:	.20-acre lot 1,826 ft ² existing residence		
REQUEST:	The applicant would like to construct an addition to their existing single-family home, which is currently non-conforming to side setback regulations of the current R-1-8 zone as written in Section 17.100.080 of the Land Use Ordinance.		



I. LAND USE ORDINANCE

Section 17.52.040 of the Murray City Land Use Ordinance allows for a building or structure occupied by a nonconforming use, or a building that is nonconforming as to height, area, or yard regulations to be added to, enlarged, or moved to another location on the lot subject to review by the Hearing Officer. The building on the subject property is nonconforming to yard regulations, and the proposed addition will increase the size of the structure.

II. PROJECT REVIEW

Subject Property + Background

The subject property is a single-family residence located along the West side of Lombardy Drive. The request for expansion is to allow the property owner to construct an approximately 440 sq. ft. addition and a 767 sq. ft. attached garage to the rear of the home. The Site Plan is attached to this report for review.

The house is located in the R-1-8 zone, with required setbacks indicated below. The structure is currently non-conforming due to setbacks on both the north and south side yards of the property.

	Existing	Proposed	Required
Front	30'	No change	25'
Rear	52'	24'	15'
Side	North: 7' South 7'	North: 7' South: No Change	North: 8' South: 12'

Proposed Addition

The home currently does not meet the requirement of the R-1-8 Zone for either the north or south side yards of eight feet (8') minimum with a total of twenty feet (20') for the sum of both side yards. The proposed addition will occur on the north and west side of the property and will not violate any other required setbacks or regulations. The R-1-8 Zone dictates that total coverage for the lot must not exceed 35%. While performing an analysis on this property, staff found that the existing home and structure and the additions combined are at the 35% maximum based on the lot size. While the request for an addition to the side and rear of the home would expand the existing nonconformity on the property, staff does not find that the proposed addition will cause any burden to neighboring properties as the setback is consistent with the existing setback for the home. There will be no additional encroachments into any of the other required yards and the 7-foot setback is substantially compliant with the required 8-foot setback.

III. PUBLIC NOTICE & COMMENT

Thirty-two (32) notices of the public meeting were mailed to all property owners within 300

feet of the subject property. As of the writing of this report, staff has not received any comments.

IV. FINDINGS

The Hearing Officer acting as the Murray City Appeal Authority may authorize approval of an addition, enlargement, or moving of a structure occupied by a nonconforming use or a structure that is nonconforming as to height, area, or yard regulations subject to the following findings:

1. The addition to, enlargement of, or moving of the building will be in harmony with one or more of the purposes of this title;

The proposed addition of the single-family home is in harmony with the purpose of the R-1-8, Single Family Residential Zone that promotes and encourages family life by adding square footage to an existing dwelling.

The proposed addition is in harmony with the following statements that are located in Section 17.04.020(D), (F), and (H) of the Murray City Land Use Ordinance:

- Preserve and create a favorable environment for the citizens and visitors of the city.
 - Reinvestment in existing dwellings contributes to a favorable environment for the citizens of the city.
- Foster the city's residential, business, and industrial development.
 - The proposed addition would allow for a more useable single-family home, especially in regards to ADA compliance, in an established area of Murray.
- Promote the development of a wholesome, serviceable, and attractive city resulting from an orderly, planned use of resources.
 - Reinvestment in this home will increase the property's value, and neighboring home values in the area as well.

2. That the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

Because the proposed setbacks will match the existing setbacks of the home, staff does not believe that the proposed addition will impose any burden upon the lands located in the vicinity of the nonconforming structure.

V. CONCLUSION / RECOMMENDATION

Based on a review and analysis of the submitted material and applicable sections of the Murray City Land Use Ordinance, Staff finds that the proposal meets the standards for an expansion of a nonconforming structure and recommends APPROVAL subject to the following conditions:

1. The applicant shall obtain the appropriate Murray City Building Permits necessary

for the proposed addition.

2. The proposed addition shall conform to all other yard and area requirements of the R-1-8 Zone.

EXPANSION OF NONCONFORMITY APPLICATION

Application Information

Project Name: CHRISTENSEN EXPANSION

Project Address: 6578 S. LOMBARDY DR. MURRAY 84121

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): _____ Zoning District: _____

Applicant Information

Name: GEO RGE CHRISTENSEN

Mailing Address: 6578 S. LOMBARDY DR City: MURRAY State: UT ZIP: 84121

Phone # (208) 201-0922 Fax #: _____ Email Address: GLC678@GMAIL.COM

Property Owner's Information (If different)

Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone #: _____ Fax #: _____ Email Address: _____

Describe the request in detail, include exact measurements, and reason for the request:

I would like to add a 410sf foot addition to my home with an included 767sf foot attached garage. My Father is in a wheel chair and currently my home is not handicap accessible. The addition will have a handicap accessible bed room and bathroom so he can stay if needed for health reasons.

Authorized Signature: George Christensen Date: 9 JUNE 25

For Office Use Only

Project Number: HO-25-003 Date Accepted: 6/18/2025

Planner Assigned: Zach ; David

Property Owners Affidavit

I (we) GEORGE CHRISTENSEN, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.



Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 10 day of JUNE, 20 25.



Notary Public



Residing in Salt Lake County

My commission expires: 02-21-28

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the _____ day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____

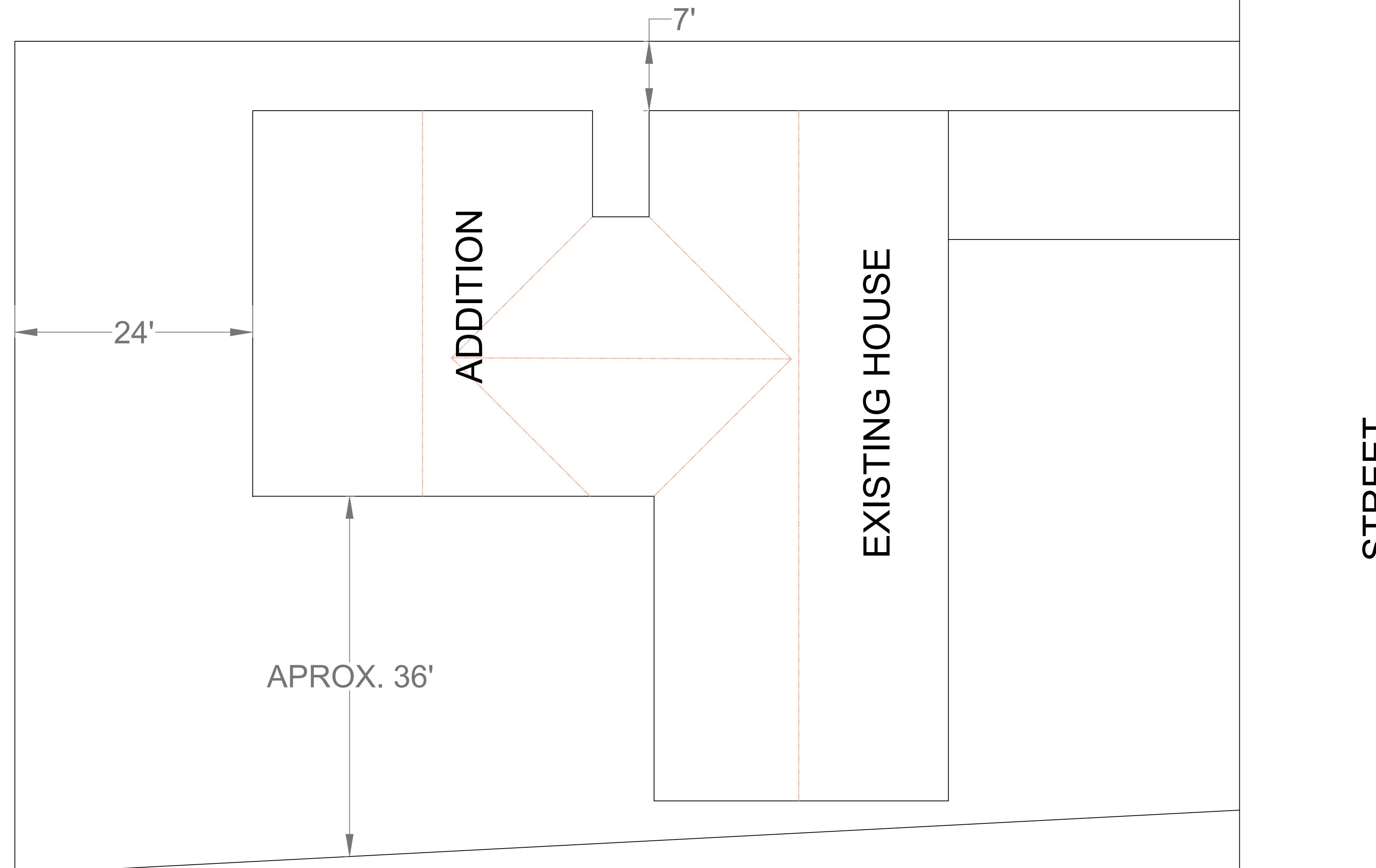
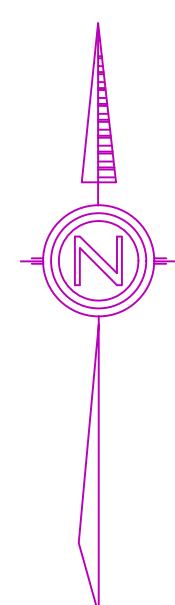
Expansion of Non-conforming Analysis Form
(to be completed by the applicant)

1. Please explain how granting the expansion of a non-conforming use/building will be in harmony with one or more of the purposes of the Murray City Land Use Ordinance.

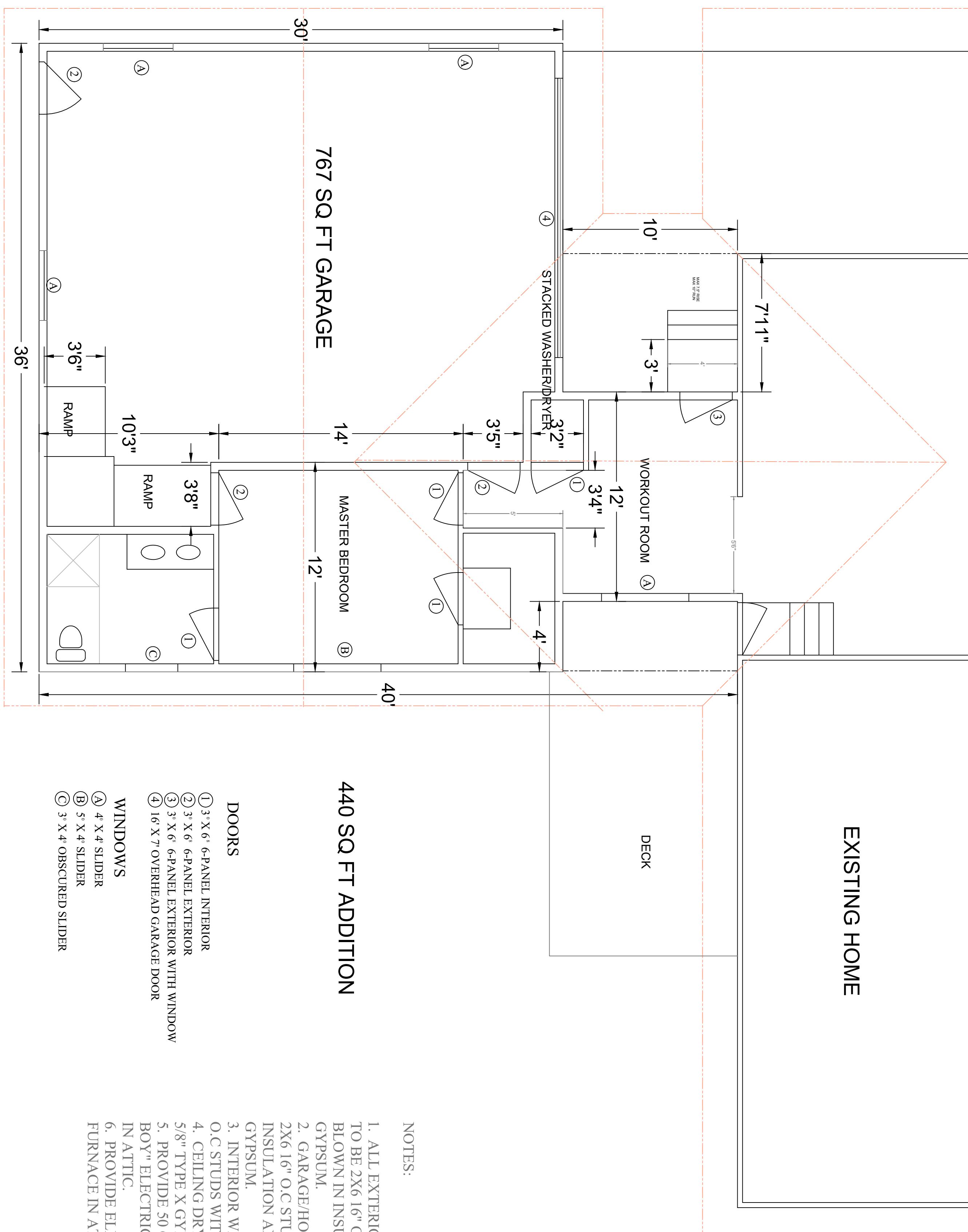
Allowing me to make my home handicap accessible will promote the general welfare of MURRAY CITY and create and preserve a favorable environment. More accessible homes will lead to better living options for any handicap Citizen.

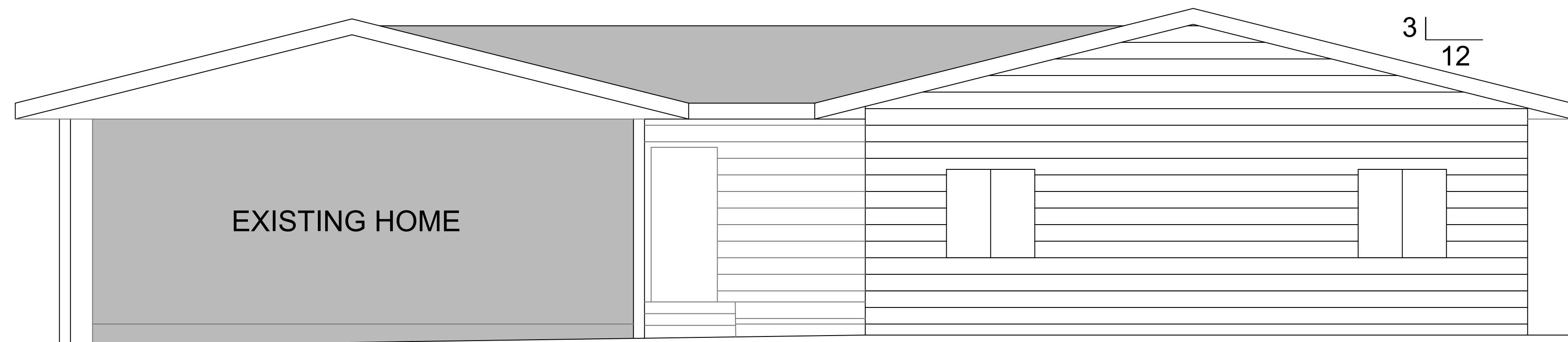
2. Please explain how the requested expansion will or will not have an unreasonable burden on the area surrounding the requested expansion.

I wish to build the garage and addition behind the current profile of my home. The home is ~~already~~ already 7 Ft away from my property line so putting the garage at the same distance and profile behind it will have no significant impact. I have discussed everything with my neighbor EVONNE Christensen and she is willing to work with me in any way the city requires.



EXISTING HOME





NOTES:

1. VINYL SIDING AS PER OWNER
2. VINYL SLIDING WINDOWS
3. BEDROOM WINDOW TO BE EGRESS VARIETY
4. 3 / 12 METAL ROOF TYPICAL
5. METAL DOOR WITH WINDOW AS PER OWNER
6. DECKS TO BE CONSTRUCTED WITH TREATED LUMBER FOR FRAME AND COMPOSITE DECKING.

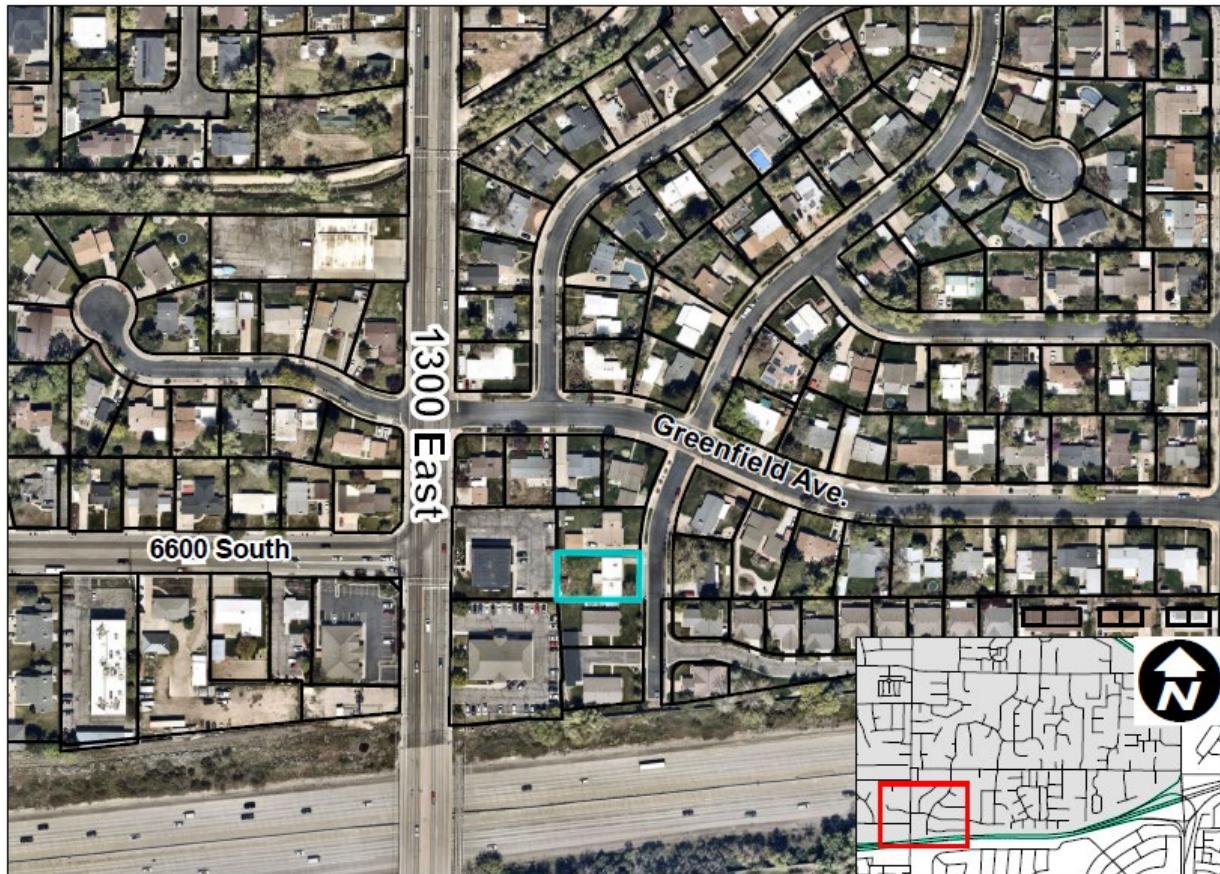


HEARING OFFICER
NOTICE OF PUBLIC MEETING

July 9th, 2025, 12:30 PM

This notice is to inform you of a public meeting scheduled before the Murray City Hearing Officer to be held at Murray City Hall located at 10 East 4800 South, Poplar Conference Room #151. **George Christensen is requesting an extension of a nonconforming use for the property located at 6578 South Lombardy Drive. The request is to allow an addition to the home to be at the same setback as the currently built portion.** Please see the attached site plan. You may attend the meeting in person, or you may submit comments via email at planning@murray.utah.gov.

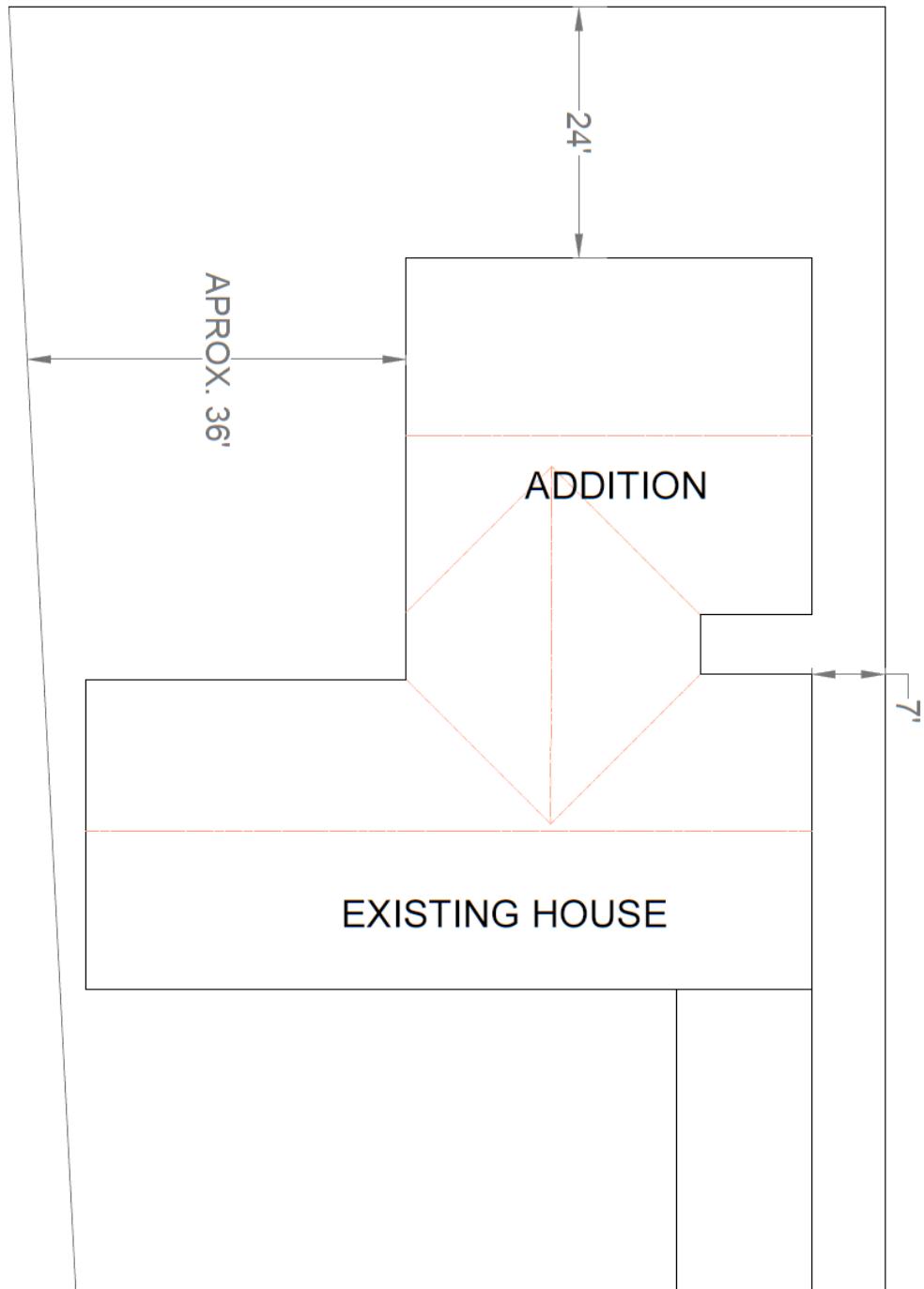
Comments are limited to 3 minutes or less and will be included in the meeting record.



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this request, please call David Rodgers with the Murray City Planning Division at 801-270-2423, or email drodgers@murray.utah.gov.

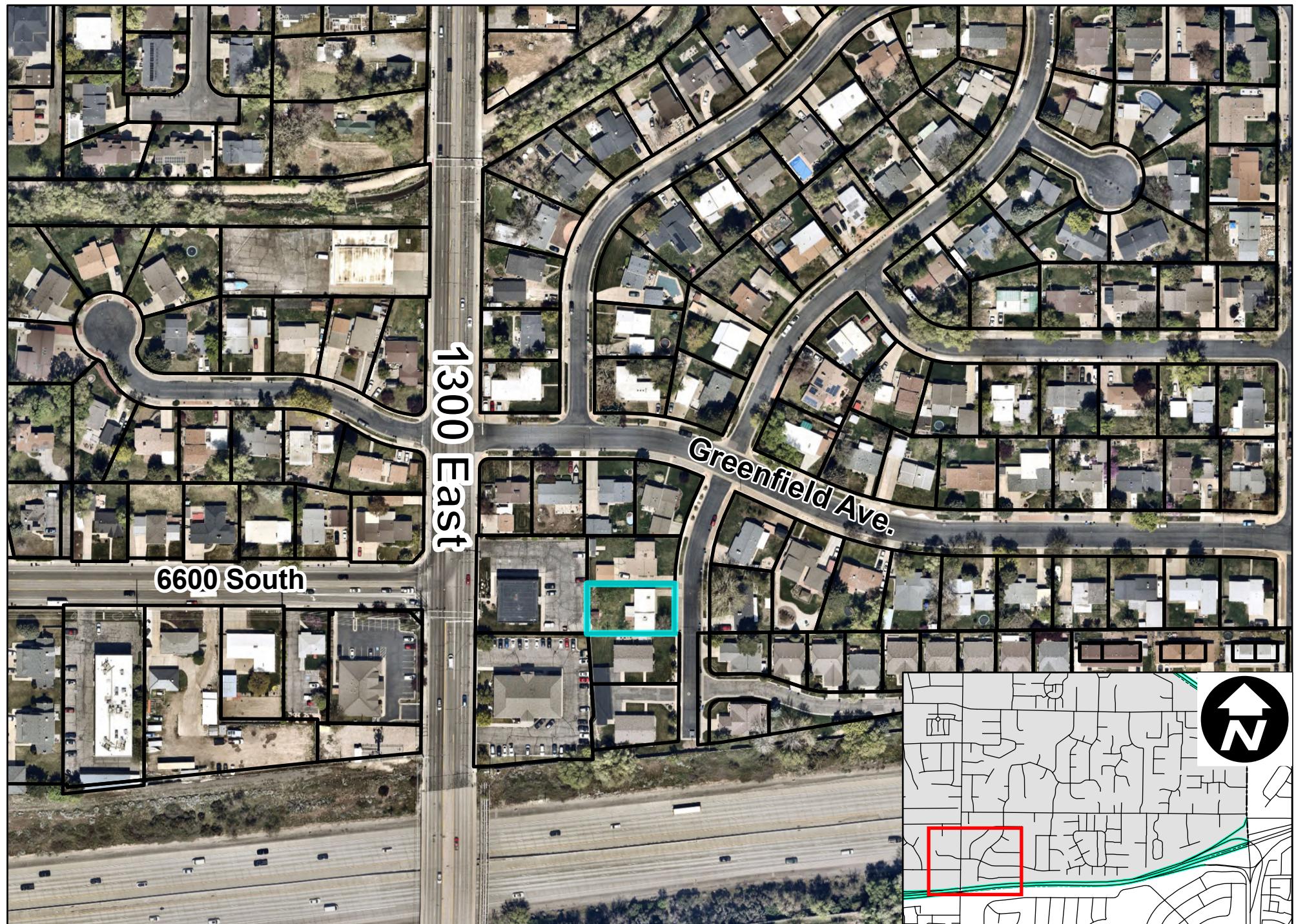
Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated June 26th, 2025



STREET

6578 South Lombardy Drive



6578 South Lombardy Drive

