



MURRAY CITY HEARING OFFICER

NOTICE OF MEETING AND AGENDA

Wednesday, April 8, 2026

12:30 P.M. MDT

Poplar Conference Room #151, 10 East 4800 South, Murray, Utah

CALL MEETING TO ORDER

BUSINESS ITEMS

1. Conflict of Interest Declaration

VARIANCE REQUEST(S)

2. Dylan and Christi Larsen
618 East 5900 South
Request for a front yard setback variance

Project # 26-003
Case #1625

ANNOUNCEMENTS AND QUESTIONS/ADJOURNMENT

The next scheduled meeting will be held on Wednesday, May 13, 2026, at 5:30 p.m. MST in the Poplar Conference 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.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

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 # 02– Larsen Addition

ITEM TYPE:	Variance Application		
ADDRESS:	618 East 5900 South	MEETING DATE:	April 8 th , 2026
APPLICANT:	Dylan & Christi Larsen	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-18-478-016	CASE NUMBER:	1625
ZONE:	R-1-8, Low Density Residential	PROJECT NUMBER:	HO-26-003
SIZE:	.24-acre lot		
REQUEST:	The applicant is requesting a variance to Section 17.100.080(A) of the Murray Land Use Ordinance, which states the minimum depth of a front yard in the R-1-8 Zone shall be twenty-five feet (25').		



I. DESCRIPTION of REQUEST

The applicant is requesting a variance to a standard in the land use ordinance that requires the minimum depth of a front yard in the R-1-8 zone to be twenty-five feet (25'). The applicant is requesting the variance to reduce the front yard setback to thirteen feet (13'). All other land use regulations would apply as normal (setbacks, lot width, etc.).

The applicant is requesting this variance to construct an addition to the north of their dwelling. The applicant states that this is the only feasible location for the proposed ensuite bathroom.

II. LAND USE REGULATIONS

The subject property is located in the R-1-8, Single-Family Low Density Residential Zone. Section 17.100.080(A) of the Murray Land Use Ordinance states that the “minimum depth of a front yard in the R-1-8 Zone shall be twenty-five feet (25’).”

III. PROJECT REVIEW

The applicant initially met with the planning division wanting to construct an addition with an ensuite bathroom for their main floor. Planning staff explained that the setbacks for single-family homes and stated that the request could not be approved. The applicant worked with staff to find alternatives and have since moved to apply for a front yard setback variance.

Applicant’s Narrative and Materials

The applicant has provided written responses to the “Variance Analysis Form” which has been attached for review. The applicant has also provided a site plan for the proposed addition.

Public Input

Nine (9) notices were sent to neighboring property owners of the subject property. As of the writing of this report, no comments have been received.

IV. VARIANCE FINDINGS

Murray City Ordinance Section 17.16.060 and Utah Code Section 10-20-1102 stipulate that in order to grant a variance all of the following criteria must be met. Staff analysis and findings for compliance with standards for a variance as contained in Land Use Ordinance Section 17.16.060 are listed below.

A. The literal enforcement of the Land Use Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance.

Literal enforcement of the Land Use Ordinance would not result in an unreasonable hardship to the applicant. The existing structure has been in its current location for over 50 years

without zoning-related issues.

The applicant is requesting approval to construct a 12-foot by 12-foot addition to accommodate an ensuite bathroom for the primary bedroom. Based on staff's review, the subject property has an approximate front yard depth of thirty-two feet (32'), which would allow for an expansion of up to seven feet (7') into the front yard area without the need for a variance. The applicant is requesting a reduction of the front setback to thirteen feet (13'), which exceeds what is necessary to accommodate the proposed addition.

Staff has recommended alternative locations on the property that would allow for the addition without the need for a variance. The most feasible alternative is within the interior side yard, where approximately thirty feet (30') of developable area exists. The applicant has indicated that relocating the gas meter and modifying the basement egress window would be cost-prohibitive; however, economic hardship and self-imposed constraints cannot be considered as a basis for granting a variance.

While the City is sympathetic to the applicant's desire to expand the home, the existence of reasonable alternatives demonstrates that strict application of the ordinance does not create an unnecessary hardship. Staff recommends that the application **does not meet** this requirement for granting a variance.

B. There are special circumstances attached to the property that do not generally apply to other properties in the district.

There are no special circumstances attached to the property that would justify a variance. The property is an unremarkable corner lot along the south side of 5900 South.

The property actually has advantages that other corner lots do not have. There is a large interior side yard which is uncommon as most of the dwellings were constructed with larger corner side yard areas. This provides the applicant an opportunity to utilize that area where most properties in this area could not build an addition.

The lot is of normal shape and size for the district and does not have any characteristics that make it dissimilar from other properties. Staff recommends that the application **does not meet** this requirement for granting a variance.

C. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the district.

Granting this variance is not essential to the enjoyment of a substantial property right possessed by others in the district. Staff has identified that, though more costly, the addition could be built in another location. Multiple bathrooms in a dwelling are not classified as a substantial property right. Staff recommends that the application as presented **does not meet** this requirement for granting a variance.

D. The variance will not substantially affect the General Plan and will not be contrary to the public interest.

The General Plan designates this area as “low-density residential” in the Future Land Use Map. The applicant would like to build an ensuite bathroom addition to their single-family home. The proposed addition would not be contrary to the public interest of this area. Allowing this variance would be a step toward implementing the general plan and will not be contrary to the public interest. Staff recommends that the application **meets** this requirement for granting a variance.

E. The spirit of the Land Use Ordinance is observed, and substantial justice done.

In reviewing the proposal staff cannot recommend that the spirit of the Land Use Ordinance is observed. Required setbacks are intended to ensure consistent building placement, provide adequate light and air between structures, and maintain an orderly and predictable development pattern for all properties within the zone.

Granting the requested variance would allow a reduction to the front setback that is not consistent with these purposes and would result in a deviation from the standards applied to similarly situated properties. While the applicant has expressed a desire to expand the home, staff has identified alternatives that would allow for the addition without the need for a variance.

Because feasible alternatives exist and the requested deviation is not necessary to achieve a reasonable use of the property, granting the variance would not uphold the intent of the ordinance or ensure equitable treatment among property owners. Staff recommends that the application **does not meet** this requirement for granting a variance.

V. UNREASONABLE HARDSHIP ANALYSIS

In determining whether enforcement of the Land Use Ordinance would cause unreasonable hardship, the Hearing Officer may not find an unreasonable hardship unless the applicant proves that the alleged hardship:

A. Is located on or associated with the property for which a variance is sought.

The alleged hardship is associated with the property for which the variance is sought.

B. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. Special circumstances must: (1) Relate to the hardship complained of, and (2) Deprive the property owner of privileges granted to other properties in the same district.

The requested variance is not due to peculiar circumstances of the property. This property is unremarkable for a corner lot on 5900 South though the house is sited with a large interior side yard it is still conforming to regulations within the R-1-8 zoning district.

The request does not deprive the property owner of privileges granted to other property owners in the same district. Though more expensive, there are other ways of accomplishing the applicants stated goals without the need for the variance. If the variance were approved, it would be granting a privilege that others in the same district do not have access to.

VI. CONCLUSION/RECOMMENDATION

Based on review and analysis of the application materials, the subject property, the surrounding area, and applicable sections of the Murray City Land Use Ordinance, Staff recommends that the application does not meet all applicable standards of review for the granting of a variance and recommends the Hearing Officer DENY the requested variance to the requirements of Section 17.100.080(A) of the Murray City Land Use Ordinance.

VARIANCE APPLICATION

Application Information

Project Name: Larsen Addition

Project Address: 618 E 5900 S Murray, UT 84107

Parcel Identification (Sidwell) Number: 22-18-478-016-0000

Parcel Area(acres): 0.24 acres Zoning District: R-1-8 Low Density Single Family

Applicant Information

Name: Dylan and Christi Larsen

Mailing Address: 618 E 5900 S City: Murray State: UT ZIP: 84107

Phone #: [REDACTED] Fax #: N/A Email Address: [REDACTED]

Property Owner's Information (If different)

Name: _____

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

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

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

The applicants request a variance to the 25-foot front yard setback requirement (R-1-8 zone) to permit a 12' x 12' addition to the front of the primary bedroom, reducing the setback to approximately 13 feet. The addition would create a primary ensuite bathroom (12' x 8') with a bedroom extension (12' x 4') for interior access. Current build plans are 10' x 12' with a 2-foot buffer requested to allow for unforeseen construction variables. As documented in the attached analysis, every other direction of expansion is foreclosed by physical constraints, regulatory setbacks, or code-required features.

Authorized Signature: Christi Larsen Date: 3/16/2026

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Variance Analysis Form
(to be completed by the applicant)

1. Can you describe how the enforcement of the zoning ordinance creates a hardship specific to the land of your property, distinct from personal or economic issues, and not self-imposed?

See attached Document

2. What unique physical features or circumstances of your property, such as shape or topography, differentiate it from others in the same district and hinder adherence to the zoning ordinance?

See attached Document

3. How does the zoning ordinance prevent you from enjoying a substantial property right that is available to other properties in the same district, and how would the variance rectify this?

See attached Document

4. How will your requested variance align with the Murray City General Plan and not be contrary to the public interest, while not substantially affecting the general plan?

See attached Document

5. How does your request for a variance uphold the spirit of the zoning ordinance and ensure substantial justice, despite not meeting its literal terms?

See attached Document

MURRAY CITY CORPORATION

Community & Economic Development — Planning Division

VARIANCE APPLICATION

APPLICATION INFORMATION

Project Name: Primary Bathroom Addition — Front Setback Variance

Project Address: 618 E 5900 S, Murray, UT 84107

Parcel Identification (Sidwell) Number: 22-18-478-016-0000

Parcel Area (acres): 0.24 acres

Zoning District: R-1-8 Low Density Single Family

APPLICANT INFORMATION

Name: Christi Larsen

Mailing Address: 618 E 5900 S, Murray, UT 84107

Phone: [REDACTED]

Email: [REDACTED]

CO-OWNER INFORMATION

Name: Dylan Larsen

Mailing Address: 618 E 5900 S, Murray, UT 84107

Phone: [REDACTED]

Email: [REDACTED]

DESCRIPTION OF REQUESTED VARIANCE

The applicants request a variance to the 25-foot front yard setback requirement (R-1-8 zone) to permit a 12' x 12' addition to the front of the primary bedroom, reducing the setback to approximately 13 feet. The addition would create a primary ensuite bathroom (12' x 8') with a bedroom extension (12' x 4') for interior access. Current build plans are 10' x 12' with a 2-foot buffer requested to allow for unforeseen construction variables. As documented in the attached analysis, every other direction of expansion is foreclosed by physical constraints, regulatory setbacks, or code-required features.

Christi Larsen — Owner Signature: _____

Dylan Larsen — Co-Owner Signature: _____
Date: _____

For Office Use Only

Project Number: _____ Date Accepted: _____ Planner Assigned:

MURRAY CITY CORPORATION

Community & Economic Development — Planning Division

VARIANCE ANALYSIS — APPLICANT RESPONSES

618 E 5900 S, Murray, UT 84107 | Parcel 22-18-478-016-0000 | Christi & Dylan Larsen

NATURE OF VARIANCE REQUEST

The applicants request a variance to the R-1-8 zone's 25-foot front yard setback to permit a 12' x 12' addition to the front of the primary bedroom, reducing the setback to approximately 13 feet. The addition would create a primary ensuite bathroom (12' x 8') with a bedroom extension (12' x 4') for interior access. Every other direction of expansion on this property is foreclosed by physical constraints, regulatory setbacks, or code-required features — leaving the front as the only viable and responsible location.

VARIANCE ANALYSIS FORM — RESPONSES

Question 1: Can you describe how the enforcement of the zoning ordinance creates a hardship specific to the land of your property, distinct from personal or economic issues, and not self-imposed?

The hardship on this property stems from physical and structural conditions that were neither created by nor disclosed to the current owners at the time of purchase.

Undisclosed Relocation History

Contractors have confirmed that building up instead of the same level would be difficult due to the structural nature of the home. The home was relocated to its current foundation prior to 1967. This is further corroborated by the home's original plaster walls and brick construction, which are consistent with pre-1967 building practices. A neighbor physically witnessed the move and recalls the home's prior location. Multiple neighbors have additionally confirmed that several homes in the area were relocated around the same time, suggesting an organized redevelopment effort in the neighborhood. This history was not disclosed in any purchase contract, title document, or inspection report. The inspection noted foundation cracks as consistent with age, but gave no indication of structural implications from a prior relocation. The current owners had no basis to investigate this prior to purchase. The resulting structural limitations — which preclude a vertical addition — were inherited, not self-imposed.

The Suggested Alternatives Are Unnecessarily Destructive

The front addition is not only the most logical option — it is the most responsible use of resources. The front yard currently has no landscaping and no sprinkler system, making it the least disruptive place on the property to build, not to mention the only place without a required egress. Every suggested alternative requires tearing up functioning infrastructure for no benefit beyond satisfying the letter of a rule whose purpose would not be served by doing so.

Relocating the basement egress window would require deep foundation excavation, disruption of the front and side yard, and unnecessary coordination around the gas meter located on the northwest corner of the right side of the home. In contrast, if we were to make the current

jack-and-jill bathroom into two, the plumbing is shared with and intertwined with the basement kitchen and bathroom below. Disturbing that plumbing to reconfigure the upstairs bathroom is unnecessary and risks disrupting a functioning system that serves both units. A right yard addition would destroy an existing sprinkler system. None of these alternatives add value — they only add cost, waste materials, and create new problems. The front addition avoids all of it.

The Hardship Is the lot configuration, Not the Owners

The home was placed at exactly the setback limit before the current owners took title. The corner lot configuration, with the front of the home facing the busy street, imposes a second setback on the left side. The right side yard faces a major arterial road with fence restrictions that prohibit more of the backyard functionality than most other corner lots in the district. The rear yard contains code-required egress features. These are conditions of the land — not choices made by Christi and Dylan Larsen.



Photo 1 — Current upstairs floor plan with the purposed addition; primary bedroom (lower right) has no dedicated bathroom; front wall is the only exterior wall without existing windows



Photo 2 — Front yard overview; there are no sprinklers and we need less depth to pour footings, making this the least disruptive location for construction; neighboring block wall to the right already occupies the visual corridor

Question 2: What unique physical features or circumstances of your property, such as shape or topography, differentiate it from others in the same district and hinder adherence to the zoning ordinance?

This property has a combination of physical and regulatory constraints that simultaneously block every conventional expansion direction. Each one is a feature of the land — not a choice of the current owners.

Front — At the Setback Limit

The home sits exactly at the 25-foot front setback, leaving no margin for forward expansion without a variance.

Left Side — Corner Lot Setback

The left side yard faces the intersecting cross street and is already at the required 20-foot corner side yard setback. No addition is possible there without a separate variance.

Right Side — Unique Fence Restriction and Arterial Exposure

The right side yard faces 5900 South. City code prohibits the fence from extending past the front corner of the home on this side — meaning approximately 30% of the right side yard (from the front corner of the house to the sidewalk) is permanently unfenceable and fully exposed to westbound traffic. This is a restriction that does not apply to most other corner lots in this district. Neighboring corner lots and many others along 5900 South are able to fence all the way to the sidewalk because their homes face the side street rather than the arterial. The orientation of this specific property creates a unique and permanent constraint not shared by comparable properties that have a full

backyard to build additions on versus our smaller space that is restricted already due to current fencing requirements. Additionally, the gas meter is located on the northwest corner of the right side of the home, further complicating any construction work in that area. (See Photos 3 and 4.)

Rear — Egress Features and Only Private Outdoor Space

The rear face of the home contains basement egress window wells and a below-grade entrance, both code-required for the existing basement unit. A rear addition would obstruct these features and destroy the existing sprinkler system. The rear and right side yard is also the only enclosed, private outdoor space on the property — the only area safely usable by young children away from major road traffic. (See Photos 5–8.)

Vertical — Structural Limitations from Undisclosed Relocation

The home was relocated to its current foundation prior to 1967, undisclosed at purchase and corroborated by a neighbor who physically witnessed the move, as well as multiple neighbors who confirm several homes in the area were relocated around the same time. The foundation shows visible cracking consistent with relocation stress in plaster and foundation. Licensed contractors have advised that a second-story addition is not structurally feasible without extensive foundation remediation. This is a unique condition of this property that was not disclosed before the home was purchased by the current owners.

Only Windowless Exterior Wall

The front-facing wall of the primary bedroom is the only exterior wall without an existing window, aside from the garage wall which is already at the setback limit. Every other wall has windows that would need to be eliminated for an addition, sacrificing natural light in occupied rooms.



Photo 3 — Front of home with purple stools marking approximate depth of proposed addition; fence is already at its maximum forward extent on the right side



Photo 4 — Street-level corner view; proposed addition would not create any new visual obstruction — the neighboring block wall already defines this visual corridor entirely



Photo 5 — Rear/side yard showing the only enclosed private outdoor space; basement entrance visible which cannot be obstructed by a rear addition



Photo 6 — Second angle of rear yard showing limited space and basement entrance area



Photo 7 — Rear of home showing basement egress window well; a rear addition would obstruct this code-required feature



Photo 8 — Backyard showing the full extent of usable outdoor space; a rear addition would eliminate the only safe, private play area for two young children

Question 3: How does the zoning ordinance prevent you from enjoying a substantial property right that is available to other properties in the same district, and how would the variance rectify this?

When the current owners purchased this home, their children were 2 and 4 years old. The single shared bathroom seemed workable. As the family has grown — the children are now 5 and 7 — the need for a second upstairs bathroom has become clear. This is not an unusual or extravagant desire; it is a standard feature of comparable homes throughout this R-1-8 district.

The property does have a second bathroom in the basement, but it serves a separately occupied rental apartment. That rental income is essential to the financial viability of the mortgage, and the basement unit cannot be absorbed into the primary living space. The basement bathroom is simply not available to the upstairs residents.

The existing jack-and-jill bathroom cannot be easily split into two separate bathrooms either. Its plumbing is intertwined with the basement kitchen and bathroom below. Disturbing that system is unnecessary and risks creating new problems in a functioning setup that serves both units. It is not a responsible use of resources when a straightforward addition (that still meets the intended outcome of variance rules) accomplishes the same goal without touching existing infrastructure.

Other homeowners in this R-1-8 district can add a bathroom by building up, out the back, or out the side. Due to the unique constraints documented in Question 2, none of those options are available here without violating code, obstructing egress features, destroying existing infrastructure, or

eliminating the family's only private outdoor space. The variance would allow the applicants to enjoy the same right to improve their home that every other property owner in this district has.

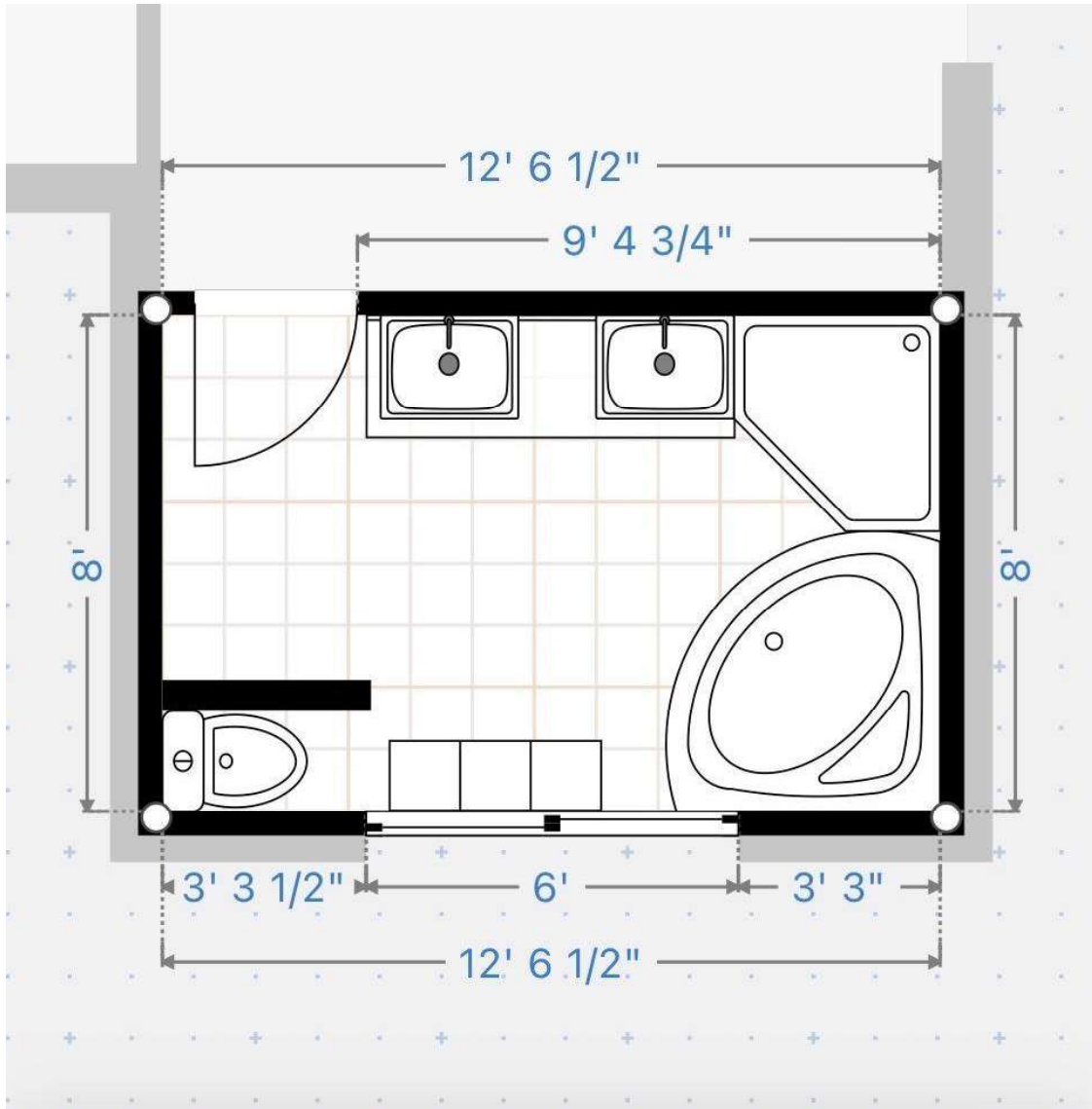


Photo 9 — Proposed bathroom layout with dimensions: 12'6" wide x 8' deep within a 12' x 12' total addition footprint; current plans are 10'x12' with 2-foot buffer requested

Question 4: How will your requested variance align with the Murray City General Plan and not be contrary to the public interest, while not substantially affecting the general plan?

The proposed addition is modest, single-story, entirely within the property lines, and will match the exterior materials and appearance of the existing home. It does not encroach on any public right-of-way and does not alter the residential character of the block.

The addition does not undermine the purpose of the front setback ordinance. The neighboring block wall already occupies and defines the visual corridor adjacent to the proposed addition. No new sight line obstruction is created. Eastbound traffic on 5900 South cannot see this portion of the property at all due to the cement wall. Westbound drivers see the same block wall they see today. (See Photos 2 and 4.)

The addition supports the General Plan's goal of maintaining and improving existing residential housing stock. Allowing a modest, well-reasoned improvement to an aging home — where strict enforcement serves none of the ordinance's underlying purposes — is consistent with sound planning and the long-term health of the neighborhood.

Question 5: How does your request for a variance uphold the spirit of the zoning ordinance and ensure substantial justice, despite not meeting its literal terms?

The front setback ordinance exists to protect visibility, neighborhood aesthetics, and street-corridor openness. This variance upholds all of those purposes. The block wall already closes off the visual corridor. No sight line is affected. The addition matches the existing home. The street appearance is unchanged.

The applicants are not asking to circumvent the intent of the law. They are asking for recognition that this specific property — due to its undisclosed relocation history, its corner lot configuration, its unique fence restrictions, its code-required rear egress features, and its structural limitations — cannot be improved through any of the conventional means available to other properties in this district. The front addition is the only option that does not require violating another code, destroying functioning infrastructure, or eliminating the family's only private outdoor space.

This is precisely the circumstance the variance process was designed to address. Substantial justice requires that the variance be granted.

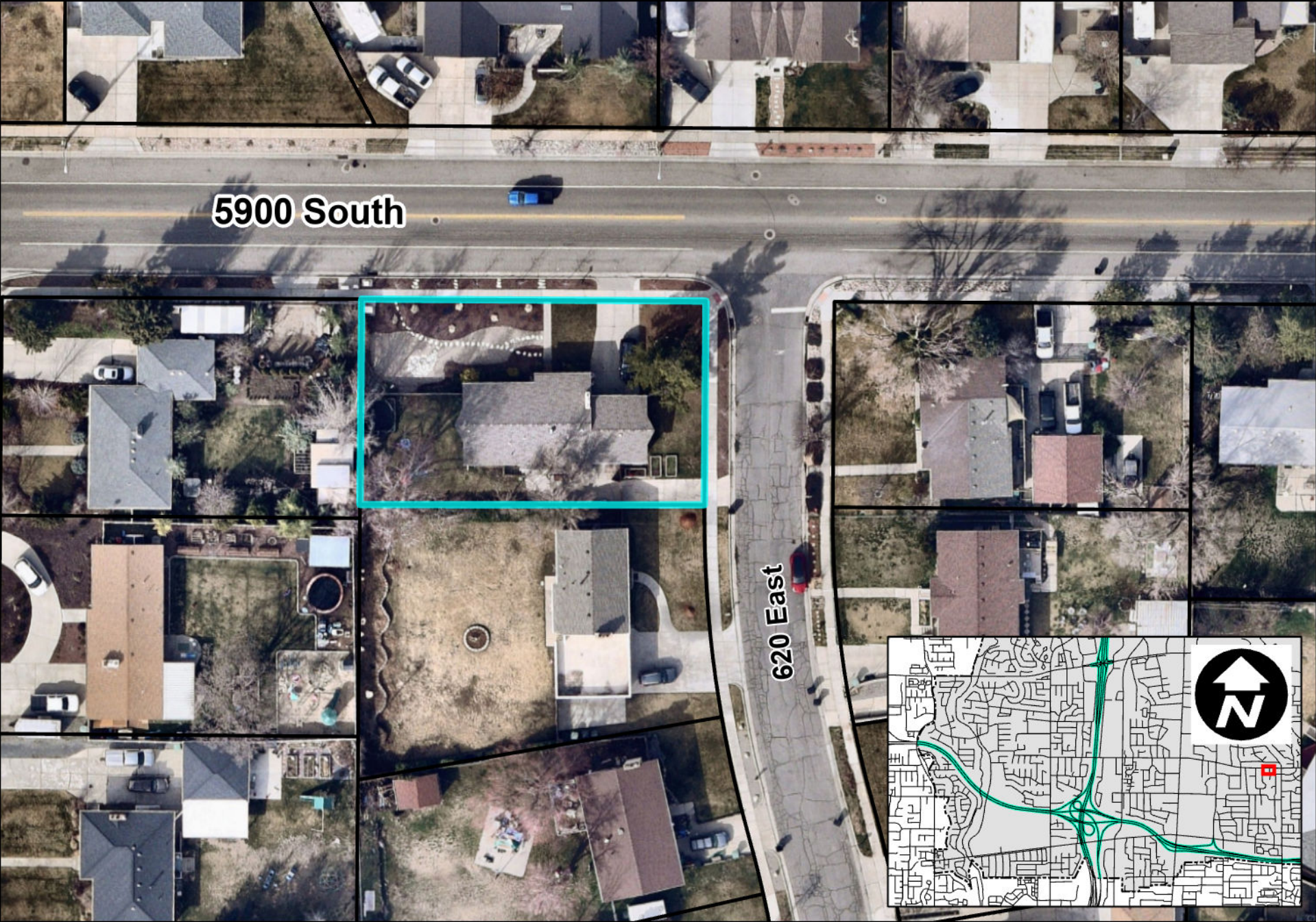
NOTE REGARDING NEIGHBOR STATEMENTS

The applicants are obtaining written statements from long-time neighbors, including one who physically witnessed the home being relocated to its current foundation and recalls its prior location, and multiple others who confirm that several homes in the area were relocated around the same time, suggesting an organized redevelopment effort. These statements will be submitted prior to the April 8th hearing or upon request. Please advise if these should be included in the record in advance of the meeting.

SUPPORTING DOCUMENTATION

- Photos 1–9 referenced throughout this application
- Photo 1 — Existing floor plan showing room configuration and proposed addition location
- Photo 9 — Proposed bathroom layout with dimensions
- Completed Variance Application Form (preceding section)
- Property Owner's Affidavit (to be notarized and submitted)
- Neighbor statements regarding home relocation history (to be provided prior to hearing)
- Application fee: \$250.00

618 East 5900 South



618 East 5900 South

