



Provo City Board of Adjustment

Report of Action

April 20, 2026

ITEM 2 Mike Stewart requests a Variance to Provo City Code 14.10.080(5) to allow an accessory building to have a larger footprint than the main dwelling for a property in the R1.10 (One Family Residential) Zone, located at 4379 N Mile High Drive. Sherwood Hills Neighborhood. Aaron Ardmore (801) 852-6404
aardmore@provo.gov PLVAR20260131

The following action was taken on the above described item by the Board of Adjustment at its regular meeting on April 20, 2026:

APPROVED WITH CONDITIONS

On a vote of 5:0, the Board of Adjustment approved the above noted application, with the following conditions:

1. That the three lots be combined through a Final Subdivision prior to the issuance of a building permit.

Motion By: Andrew Renick

Second By: Maria Winden

Votes in Favor of Motion: Andrew Renick, Maria Winden, Laurie Urquiaga, Eric Chase, Amanda Peterson

Laurie Urquiaga was present as chair.

- Includes facts of the case, analysis, conclusions, and recommendations outlined in the Staff Report with any changes noted. The Board of Adjustment determination is generally consistent with the Staff analysis and determination.

STAFF PRESENTATION

The Staff Report to the Board of Adjustment provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff also answered questions from the Board regarding habitable space standards, building footprint definition, detached ADUs, and other variances.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Board of Adjustment included the following:

- Mike Steward presented his options for the property, the hardships related to the land, stabilizing plans for the structure, and examples of similar large garages in the city.

BOARD OF ADJUSTMENT DISCUSSION

Key points discussed by the Board of Adjustment included the following:

- After asking the applicant to describe the unique characteristics of the property, the board discussed the thought and considerations of the applicant in ensuring a safe structure that would not limit the neighbors' views.
- The board confirmed that this variance would run with the land but not allow any dwelling unit.
- The Board was comfortable with the findings of the staff report and believe that approving the requested variance would be the best option for the land, considering it's known hazards.

DECISION

The Board of Adjustment made a motion to approve the variance to Provo City Code 14.10.080(5) in order to allow an accessory building to have a larger footprint than the main dwelling, as shown, subject to the properties being combined into one prior to issuance of a building permit.



Board of Adjustment Chair



Development Services Director