

From: [REDACTED]
Sent: Monday, October 12, 2026 1:14 AM
To: Planning
Subject: [EXT:]Formal objections to Variance application AHO-25-005

Dear Cottonwood Heights Hearing Officer / Board of Adjustment,

I am writing this as partially adjacent rear neighbor to the property requesting a variance. I log my opposition to the requested variance regarding the rear yard setback ordinance for a back deck.

*Application Number: AHO-25-005 *

Property Requesting Variance: 2365 E Campus Dr, Cottonwood Heights, UT 84121 *

Objector Property:

Under Utah law and Cottonwood Heights municipal codes, a zoning variance may only be granted if the applicant meets strict statutory criteria, including demonstrating that an "unnecessary hardship" exists due to unique physical circumstances of the property itself. The current request fails to meet these standards for the following reasons:

1. No Unique Property Hardship: The desire to build an oversized or deeply encroaching back deck is a personal preference and a self-created situation, not a hardship imposed by unique topography or irregular lot configurations. The lot in question accommodates standard residential use within the existing guidelines.
2. Infringement on Privacy and Neighborhood Character: A variance reducing the mandatory rear setback forces the elevated deck closer to my property line. This severely compromises the privacy of my backyard, diminishes my quiet

enjoyment of my property, and alters the essential character of our residential zone.

3. Negative Property Value and Aesthetic Impact: Encroaching significantly into the standard buffer zone directly degrades the aesthetics and potential market value of my home. The setback ordinances are put in place precisely to guarantee adequate open space and separation between adjacent properties.

Granting this variance would offer special privileges to one homeowner at the direct expense of another. The spirit of the zoning ordinance is to ensure substantial justice by keeping structures a predictable distance away from neighbors. I respectfully request that the Board of Adjustment or Hearing Officer deny this variance application and require the applicant to adhere fully to local zoning codes.

Thank you for your time, consideration, and dedication to maintaining the integrity of our Cottonwood Heights neighborhoods.

Sincerely, [REDACTED]
[REDACTED]