From: [redacted]
Sent: Tuesday, October 13, 2026 12:24 PM
To: Planning
Cc: [redacted]
Subject: [EXT:]Formal objections to Variance application AHO-25-005

Dear Cottonwood Heights Hearing Officer/Board of Adjustment:

We are writing this formal objection as the backyard neighbor directly adjacent to the property requesting a variance. We strongly opposed the requested variance for setback exception because the requested deck construction would be in violation of the rear yard setback ordinance.

Application Number: AHO-25-005

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

Objector Property: [redacted]

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:

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 and creates an unsightly view from my backyard. **This severely compromises the privacy of my backyard, creates unsightly view of intruding structure, 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.**

4. Granting this variance would offer special privileges to one homeowner at the direct expense of at least two adjacent neighbors. The spirit of the zoning ordinance is to ensure substantial justice by keeping structures a predictable distance away from neighbors.

We respectfully request that the Board of Adjustment/Hearing Officer deny this variance application and require the applicant to adhere fully to local zoning codes. The granting of this variance will create ill will between neighbors and potential legal action against the requesting property owner and City of Cottonwood Heights for damages and remedies.

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

Sincerely,

[redacted]