

Drive Approach Variance on Lot 63 Chaparral Ridge

2 messages

Garret Bangerter

Mon, Oct 26, 2020 at 10:01 AM

To: recorder@washingtoncity.org,

Members of the City Council

We (Bangerter Homes of Southern Utah & Wayne and Nancy Borgerson) respectively request a Variance to allow an additional 18' Driveway approach on the SouthWest corner of our home on Lot 63 Chaparral Ridge 2804 So Desperado Drive). Attached are a couple of photos of the residence. We are on a corner lot and have a 3 car garage facing East on to Desperado drive. But have another garage coming out of the lower level of our home that exits out onto Wild Horse Ridge. This is where we are requesting the additional 18' of Driveway approach. (See photos) Below are some of the reasons we feel this is justified:

1, Our home has over 256' of curb facing two streets. Most lots in the subdivision have less than half that much curb. Granting the variance would not detract from the curb appeal of the street as there is only 34' of approach on Desperado and the addition 18' requested would be on Wild Horse Ridge.

2. We have found at least 4 homes within 1/4 mile of our Home that are either in violation of the Approach Ordinance, or have been Granted a Variance.

They are listed below with Photos attached as well

A. 908 Royal Scepter Way - Has 2 approaches totalling 45'-6" (30' & 15'-6")

B, 936 Royal Scepter Way - Has 2 approaches totalling 57' (10' & 17')

C. 3025 Camino Real - Has 2 approaches totalling 65' (44' & 21')

D. 2898 Kings Court - Has 2 approaches totalling 51' (34' & 17')

3. If we are unable to install an additional approach we will be forced to install a metal ramp or place lumber in the curb to make it possible to access this garage, Both of these alternatives are unsightly and create trip hazards and obstructions to the street gutters. See "Ramp" photo attached also found within 1/4 mile of our home.

Based on the above observations and previous exceptions apparently allowed we feel it a reasonable request to have this Variance granted.

Respectively,

Garret N. Bangerter - Bangerter Homes of So. Utah

Wayne and Nancy Borgerson - Homeowners

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Garret N. Bangerter

Owner - Bangerter Homes of Southern Utah

[Bangerter Homes of Southern Utah](#)

10 attachments

Lot 63 Chaparral Ridge Front Photo (East).jpg

73K