

Provo City Board of Adjustment
Report of Action
November 19, 2020

ITEM 1 Spencer Whitham requests a Variance to the side yard setback to allow for an addition to the existing home, located at 1230 E 350 S in the R1.6 zone. Provost Neighborhood. Robert Mills rmills@provo.org
PLVAR20200336

The following action was taken on the above described item by the Board of Adjustment at its regular meeting on November 19, 2020

APPROVED

Motion by: Wes Marriott

Second by: Andrew Renick

Votes in Favor of Motion: Tom Halladay, Wes Marriott, Richard Petersen, and Andrew Renick

Votes Opposed to Motion:

Richard Petersen was present as chair.

The motion includes facts of the case, analysis, conclusions, and recommendations outlined in the Staff Report, with any changes noted; Board of Adjustment determination is generally consistent with the Staff analysis and determination. Staff notes that the Board did not include a suggested condition to require a row of trees along the southeast property boundary. Staff supported not including the suggested conditions because the townhouse development is going to provide a row of trees in that same location.

STAFF PRESENTATION

The Staff Report to the Board of Adjustments provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff addressed each of the applicant's allegations and referenced the applicable sections of the Provo City Code which justified the Planning Commission's determination.

APPLICANT PRESENTATION

The following summarizes the principal points made during the applicant's presentation:

- There is a nonconforming right to expand a portion of the structure, the applicant is asking for slightly more than that.
- Access to the rear yard will be maintained through the expanded garage and the opposite side yard.

NEIGHBORHOOD AND PUBLIC COMMENT

- The neighborhood chair emailed in support and mentioned that the neighbor did not object either.

DISCUSSION BY THE BOARD

The Board discussed the item and felt that it was a reasonable request.

Community and Neighborhood Services Director

Board of Adjustment Chair