

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

ITEM 2 Gary King requests a Variance to the required front setback to add a carport to an existing home, located at 1806 W 170 S in the R1.8 zone. Provo Bay neighborhood. Robert Mills (801) 852-6407
rmills@provo.org PLVAR20200335

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

DENIED

Motion by: Andrew Renick

Second by: Tom Halladay

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.

Staff explained that the proposed variance would allow a detached carport to encroach approximately 16 feet into the required front yard of the site. The hardship seemed to be self-imposed because there are other locations on the property that could allow the carport to be constructed either in complete compliance with the underlying zoning regulations or with much less impact.

APPLICANT PRESENTATION

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

- The carport is desired to protect additional vehicles against the elements.
- Erecting the carport at another location on the property would be more expensive and not as convenient.

NEIGHBORHOOD AND PUBLIC COMMENT

- No public comment was received.

DISCUSSION BY THE BOARD

The Board discussed the item and while they sympathized with the applicant, it was apparent that other alternatives were available that would not require such an intrusive allowance.

Community and Neighborhood Services Director

Board of Adjustment Chair