

Provo City Board of Adjustment
Report of Action
February 18, 2021

ITEM 1 Tate Murphey requests a Variance to the side yard setback to allow for subdivision of the existing property to create a flag lot at 963 W 500 N in the R1.6A zone. Dixon Neighborhood. Melissa McNalley (801) 852-6164 mmcnalley@provo.org PLVAR20210029

The following action was taken on the above described item by the Board of Adjustment at its regular meeting on February 18, 2021

APPROVED

Motion by: Wes Marriott

Second by: Tom Halladay

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

Votes Opposed to Motion:

Board Members in Attendance: Andrew Renick (acting as Chair), Toma Halladay, and Wes Marriott

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 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 applicant's desire for a variance approval of a side yard setback from 10 to (6) six feet. Applicable sections of the Provo City Code were referenced which justified the Board's determination.

APPLICANT PRESENTATION

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

- The request is for a variance to side yard setback to create a pole for a flag lot.
- Access to the rear yard (desired flag lot) will be maintained through the west side of the property.
- There are no existing accessory dwellings or other features on the side yard in question.

NEIGHBORHOOD AND PUBLIC COMMENT

- The neighborhood chair called in and voiced concerns from some neighbors in the immediate area of the property regarding access to the power pole located in the southwest corner of the property. Concerns were also raised about the property and proposed new property becoming rentals.
- Other residents called in to staff as well as in the public meeting to voice concern a future home and privacy in their back yards, and the homes becoming rentals.

DISCUSSION BY THE BOARD

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



Gary McGinn - Community and Neighborhood Services Director



Andrew Renick - Board of Adjustment Chair