



Provo City Board of Adjustment

Report of Action

March 17, 2022

ITEM 1 Sidney Allsop requests Variances from Section 14.14B.050, Provo City Code, to reduce the yard requirements from twenty (20) feet to ten (10) feet for the front and street-side yards, from fifteen (15) feet to eight (8) feet for the distance between buildings, and from twenty (20) feet to four (4) feet for the rear yard in order to build a new townhome development in the MDR zone, located at 690 E 500 S. Maeser Neighborhood. Sione Manoa (801) 852-6405 smanoa@provo.org PLVAR20220054

The following action was taken on the above described item by the Board of Adjustment at its regular meeting on March 17, 2022:

DENIED

On a vote of 4:0, the Board of Adjustment denied the above noted application for the reduction of setbacks in the MDR zone.

Motion By: Wes Marriott

Second By: Maria Winden

Votes in Favor of Motion: Wes Marriott, Thomas Halladay, Maria Winden, Andrew Renick

Andrew Renick was present as chair.

- Includes facts of the case, analysis, conclusions, and recommendations outlined in the Staff Report with any changes noted. The Board of Adjustment determination is generally consistent with the Staff analysis and determination.

STAFF PRESENTATION

The Staff Report to the Board of Adjustment provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and agreed with staff's recommendation for denial.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Board of Adjustment during the hearing.
- Neighbors or other interested parties were present or addressed the Board of Adjustment.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Board of Adjustment. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- There were five (5) public comments prior to the hearing with concerns expressed by the public.
- Sariah Hillam (Maeser Vice-Chair) called in with concerns about the proposed setback changes.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Board of Adjustment included the following:

- Sidney Allsop stated his reasons for the variance request, stating he originally wanted (18) eighteen units but after meeting with City council went down to (12) twelve units. He pointed the main goal was to develop bigger homes and allow open space for families instead of investors purchasing these properties and it eventually becoming student housing or transient housing.

BOARD OF ADJUSTMENT DISCUSSION

Key points discussed by the Board of Adjustment included the following:

- Mr. Marriott shared that if adjustments to the site plan were made that met the zone, he would be more comfortable with the development.
- Ms. Winden noted that she liked the open space for families and that she felt more comfortable if changes to the site plan were made so that less variances were needed.
- Mr. Halladay voiced his concerns about a specific unit on the plans. He shared that the rear setback change would infringe on the neighbor's property.
- There was additional discussion by the board on setbacks for the zone.

DECISION

The Board of Adjustment made a motion to deny the variance for setback changes to reduce the yard requirements.



Board of Adjustment Chair



Development Services Director