



Board of Adjustments Staff Report

AGENDA
ITEM
#2

Variance Request to Allow a Single-Family Home on a Lot without Street Frontage June 23, 2022

BASIC INFORMATION

Applicant:	Caleb Fairclough
Owner:	Stacey L Farrell, Jan Horn, and Patrick Monson
Location:	Approximately 3747 N 900 W
Zone:	RE-20
Lot Area:	.49 acres

PROPOSAL AND BACKGROUND

The applicant is requesting a variance to allow a single-family home to develop on a lot (Parcel # 16-023-0030) without street frontage. The lot sits behind multiple parcels with homes facing 900 W, as shown on the plat map and aerial below. This lot has at least 20,000 square ft and would be able to meet the minimum zoning standards for a single-family home in the RE-20 Zone. The existing shed will be demolished, as well.

PARCEL # 16-023-0030



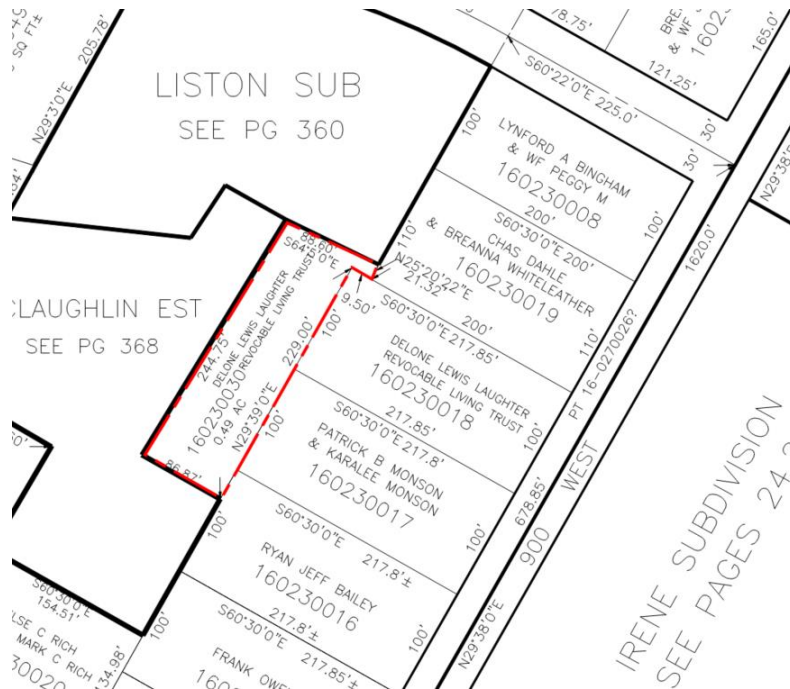
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City Boundary

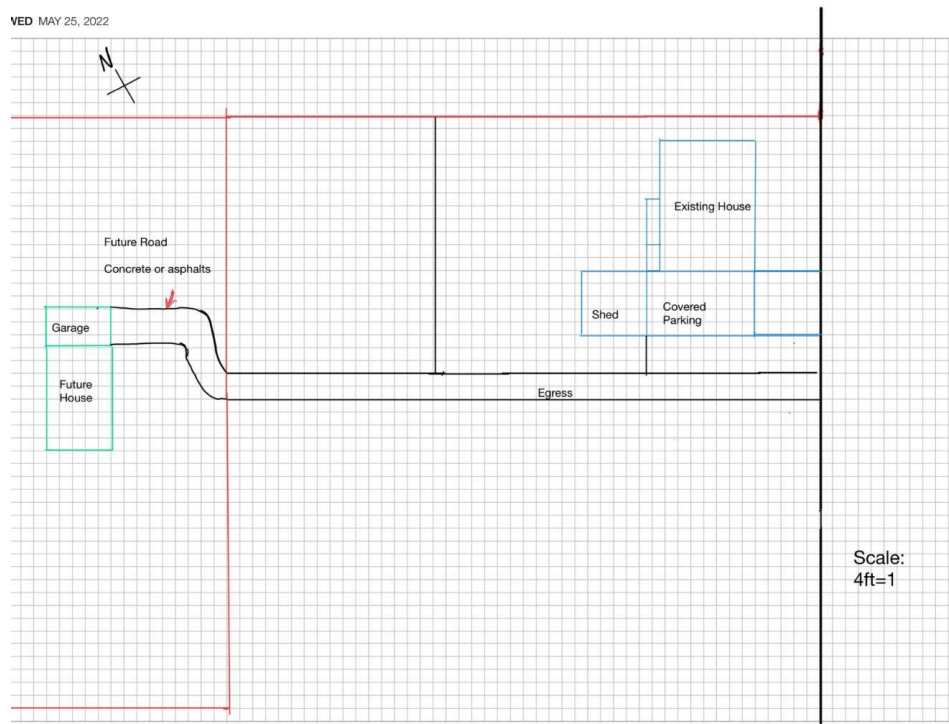
Parcels Weber County

1:1,128
0 0.01 0.01 0.02 mi
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
ArcGIS Web AppBuilder
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The following concept plan was submitted with this request, and shows how a future single-family home would sit on the lot:



FACTORS FOR CONSIDERATION

The Board of Adjustments reviews variance requests, such as permitting the building of a dwelling upon a lot which does not have frontage on a street (18.56.240.D). The Board of Adjustments must find that the request meets the following before granting a variance:

1. The variance will not substantially affect the General Plan.
2. The property will meet the ordinance as much as physically possible.
3. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances.
4. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.
5. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.

STAFF COMMENTS

The variance will not substantially affect the General Plan.

The General Plan supports the need to connect the built environment and the continued sense of place and community. The General Plan also recognizes the importance of maintaining the quality, appearance, and upkeep up existing and proposed housing. New development is encouraged to develop housing that is unique in style and based around a particular theme (Pleasant View City General Plan 23-24). Granting the variance would allow the parcel to develop a new single-family home and fit in with the existing single-family dwellings and neighborhood.

The property will meet the ordinance as much as physically possible.

The proposed site plan submitted largely meets the ordinance with setbacks, parking, and lot area. The site plan does not show a driveway access of at least sixteen feet (16') wide from the street to the front property line and fire turn around. As a condition of approval, the site plan will need to show a recorded cross access easement on the lot fronting 900 W, for vehicle ingress and egress. The site plan will also need to include a fire turn around, such as a hammerhead turn around for fire access. The final site plan will need to be engineered to include items missing, such as setbacks and utilities and meet all department review comments (see attached redlined plan).



Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances.

The lot will not be allowed to develop under the current land use ordinances (17.18.030), as the lot does not abut a public street. Literal enforcement may not be in the best interests of the City.

There are special circumstances attached to the property that do not generally apply to other properties in the same zone.

This lot is land locked and existed since 1977. The parcels surrounding this lot are developed with single family homes and each have street frontage.

Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.

The property would benefit from the same rights as the other lots in the area to have a single-family home, like other properties in this zone. The property would be required to meet all the current code requirements.

Staff Recommendation

Staff recommends **approval** of the variance to allow a single-family home to develop on a parcel (316-023-0030) without street frontage with following conditions and corrections:

1. Include a sixteen foot (16') wide access aisle made of hard surface from 900 W.
2. Record a cross access easement on the property facing 900 W.
3. Satisfy all department review requirements and redlines.

Public Comment

There have been no comments currently.

STAFF CONTACT

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ATTACHMENTS

- 1) Vicinity Map
- 2) Redlined Site and Building Plans

ATTACHMENT 1) Vicinity Map

PARCEL # 16-023-0030



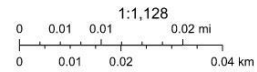
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City Boundary



Parcels Weber County



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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ATTACHMENT 2) REDLINED SITE AND BUILDING PLANS

