

Approved Minutes 03/28/22

MINUTES OF THE DRAPER CITY APPEALS AND VARIANCE ELECTRONIC HEARING HELD ON MONDAY, MARCH 28, 2022 IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Tim Pack of Clyde, Sessions & Snow

STAFF PRESENT: Jennifer Jastremsky, Fred Aegerter, Amie Salazar, and Spencer DuShane

03:30 PM Business Meeting:

Tim Pack called the meeting to order at 3:31 p.m.

Meeting

1. Action Item: Davis Garage Breezeway Nonconforming Expansion

On the request of Christian Davis for the expansion of a nonconforming structure on 12960 South Fort St within the RA1 zone. Application ZVER-76-2022. Staff contact is Jennifer Jastremsky, 801-576-6328, Jennifer.jastremsky@draperutah.gov.

Tim Pack of Clyde, Sessions & Snow stated they would be talking about the Davis garage breezeway nonconforming expansion. He mentioned he had reviewed the application and wanted the applicant to speak on the matter. He introduced the applicant as Christian Davis.

Planning Manager Jennifer Jastremsky mentioned to Mr. Davis that he had to talk into the microphone.

Christian Davis, the applicant, stated he had a house and a detached garage, both of which were legal nonconforming. The house has a 24 feet setback and the garage is setback 16 feet. Per current code, both setbacks should be at least 30 feet. He wanted to connect the garage to the house with a breezeway and this would make the house only 16 feet off the property line. This would not affect the use of the house and they were not getting any closer to the neighbor's yard. He believed this would increase the value of his home and the homes next to him. This will benefit their home as it will allow them to access the garage during poor weather conditions.

Mr. Pack asked if the addition of the breezeway would have an impact on traffic and asked if there were any negative comments from neighbors.

Mr. Davis replied this would not impact traffic. This was a private street with three houses, and they would still only be driving two cars. He mentioned the neighbors on the front and rear are in support of his application.

Mr. Pack asked if this would have a negative impact on public services such as fire.

Mr. Davis responded this would not negatively impact the public services.

Spencer DuShane, Attorney, submitted a letter and had no objections to this project.

Mr. Pack stated he will grant the application and provide a written letter next week.

Mr. Davis thanked him.

Mr. Pack asked city staff if there was anything else that they needed to go over.

Jennifer Jastremsky, Planning Manager, stated that minutes from the last two meetings will be on the next agenda for approval.

The meeting was adjourned at 3:36pm.