

HONEYVILLE CITY BOARD OF APPEALS MEETING NOTICE & AGENDA

Notice is hereby given that the **Special Meeting** of the **Honeyville City Board of Appeals** will be held on **Wednesday April 26, 2023 at 6:00 p.m.**, in the Honeyville City Hall, 2635 West 6980 North, Honeyville, UT 84314. Interested citizens are invited to attend.

Call to Order – Andy Yeates

Invocation & Pledge of Allegiance – Vickie Chidester

Conflict of Interest:

BUSINESS:

- A. Tyson Ross – Board of Appeals Noncomplying Structure

CLOSED SESSION

ADJOURNMENT

Posted on honeyvillecity.org, Utah Public Notice Website, at City Hall and at the Honeyville City Post Office: 04/24/23

HONEYVILLE CITY
BOARD OF APPEALS APPLICATION

Applicant Name Tyson Ross Phone Number _____

Address 2475 West 16900N

Applicant's Agent (if any) _____ Phone Number _____

Property Address _____

Parcel ID Number(s) 04-019-0060

The specific features of the proposed use, construction or development that require a variance

To Build A New Garage In Place of Existing Garage
Existing Garage Is Already Non Compliant

The specific provision of the title from which a variance is sought to become compliant
of Code 10-6-6

A statement of characteristics of the subject property that prevent compliance with the provisions of this title and result in unnecessary hardship _____

A statement of the amount of variation needed to permit the proposed use, construction or development _____

Explanation of how the application satisfies the variance standards set in subsection E (see attached) _____

Attach a plot plan showing the following: applicants name, site address, property boundaries and dimensions, layout of existing and proposed buildings, parking, landscaping, and utilities, adjoining property lines and uses within one hundred feet (100') of the property.

Attach an elevation plan drawn to scale showing elevations of existing and proposed structures.

If the variance involves building height, a streetscape plan showing the height of all buildings within one hundred fifty feet (150') of the subject property.

If a variance involves grade changes, a topographical drawing prepared by a licensed surveyor or civil engineer, showing existing topography in dashed lines at two foot (2') intervals and showing the proposed grade in solid lines at two foot (2') intervals.

If a variance involves retaining walls, a plan showing all retaining walls, including their height relative to proposed grades.

Here is the code reference

10-6-6: NONCOMPLYING STRUCTURES

A.Continuation: A noncomplying structure may be continued so long as no additions or enlargements are made thereto and no structural alterations are made therein, except as permitted. A noncomplying structure is removed from the lot where it was located, each future structure on such lot shall conform to the provisions of this title.

B.Maintenance And Repair: A noncomplying structure may be maintained. Repairs and structural alterations may be made to a nonconforming structure within the existing footprint that is not increased.

C.Enlargement And Expansion: Any expansion or enlargement of a noncomplying structure that increases the degree of nonconformance is prohibited except as provided in this subsection.

- 1 .The initial determination of whether a proposed expansion increases the degree of nonconformity shall be made by the zoning administrator.
2. A structure which is noncomplying as to height, area, or yard requirements may be enlarged upon authorization by the board of appeals provided the board, after notice and a hearing with adjoining property and not detrimental to the community, as determined by the effect of the enlargement on traffic, value of adjacent and nearby properties, and the availability of adjacent parking.

D.Relocation: If a noncomplying structure is relocated within the city, it shall be placed only in a location where it fully conforms with the requirements of this title.

E.Alteration Where Parking Insufficient: A building which is complying except for insufficient automobile parking, as required by this title, may be altered or enlarged provided additional parking is provided to meet the requirements of this title for the noncomplying portion of the old structure and the alteration or enlargement.

F.Restoration: A noncomplying structure damaged by fire, wind, earthquake, or other calamity or act of God or the public enemy may be restored as it existed previously and its use may be resumed within six (6) months and is diligently pursued to completion.

G.Unsafe Structures: Nothing in this section shall be construed to permit the continuing use of a structure found to be in violation of any applicable life safety or health code. The right to use such structure shall be subject to the life safety requirements of applicable housing, building, health, and other life safety codes.

MOSS LARRY
04-019-0125

2510 W 6900 N

2500 W

V THOMAS SCOTT TTEE
04-019-0127

2490 W 6900 N

6900 N

2505 W 6900 N

NICHOLLS DONALD G ETAL JT
04-019-0067

2475 W

2475 W 6900 N

ROSS TYSON G
04-019-0068

HONEYVILLE CITY CORP
04-019-0072

6850 Hwy 38

GAMINO SAUL
04-019-0069

Honeyville Cemetery

East

South

Property Layout

Proposed Garage Would Be Roughly 7'
Deeper & 1 1/2' Narrower

Garage

↑ 7'

← 1 1/2'

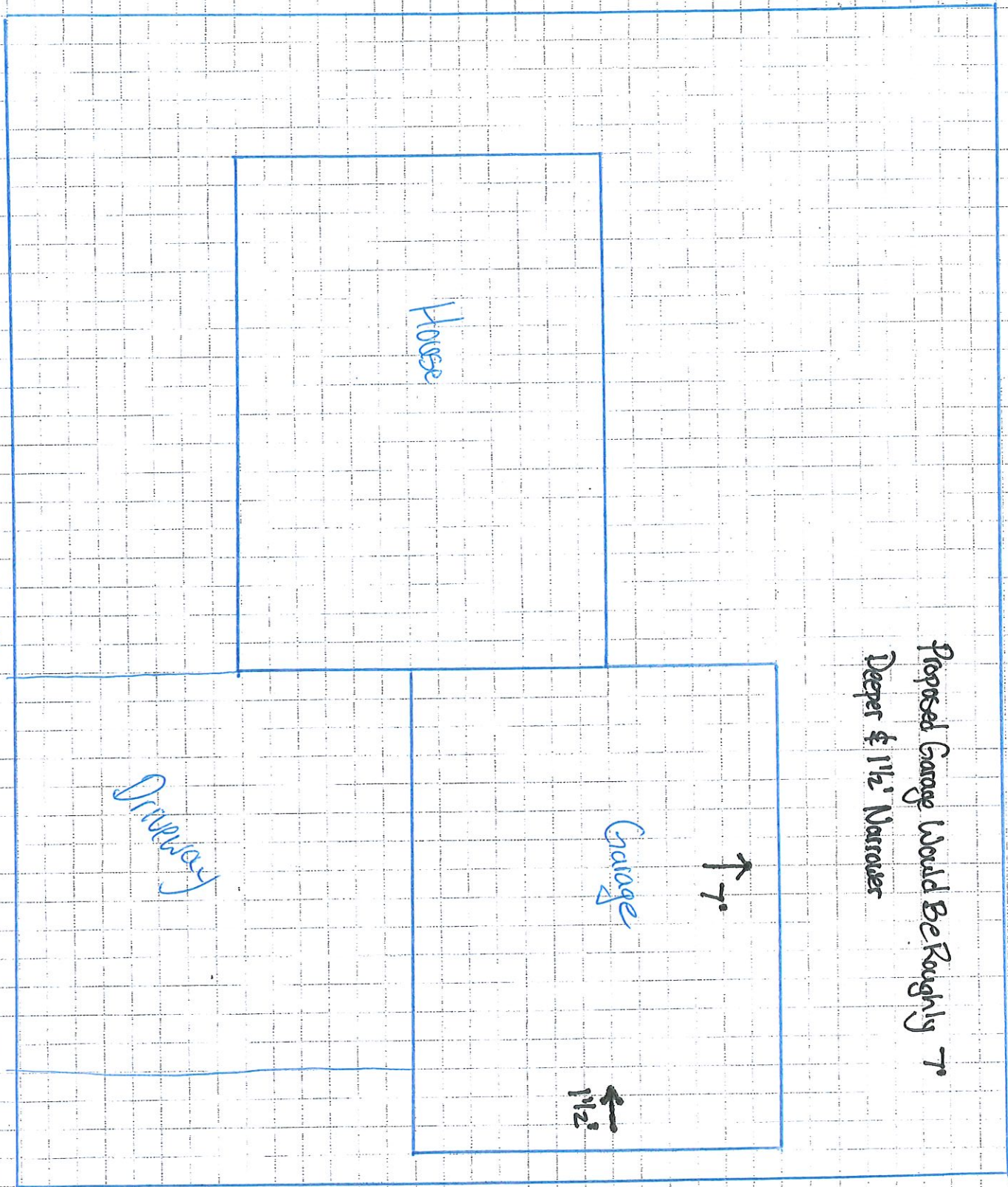
West

House

Driveway

6900 North

North



South

Existing Garage

33' 6"

23' West

East

32" Walk
Door

32" Walk
Door

28" Walk

9' x 8'
Wide Tall

North

10' x 7'
Wide Tall

3' Walk
Door

South

New Garage

32'

30'

West

East

3' Walk
Door

3' Walk
Door

3' Walk
Door

Tail wide
9' x 10'
Garage Door

North

Tail wide
9' x 10'
Garage Door

Honeyville Cemetery

East

South

Property Layout

Proposed Garage Would Be Roughly 7'
Deeper & 1 1/2' Narrower

7'

Garage

1 1/2'

West

House

Driveway

6900 North

North