



Board of Zoning Adjustment

Application for Hearing

Ogden City Development Services
2549 Washington Blvd. Suite 240
(801) 629-8930

Please print legibly and complete all areas

Property Address:

Property Owner/Appellant:

Owner/Appellant address:

City:

State:

Zip:

E-mail:

Phone:

If you are not the property owner, in what capacity do you represent the owner?

Please read carefully before proceeding:

The Board of Zoning Adjustment is limited to six separate powers, listed below. Please check the one that applies to your situation. (For further information about the powers and procedures of the Board of Zoning Adjustment, ask for Ordinance 15-5)

- 1. To determine whether an administrative error has been made in any order, requirement, decision or interpretation of the Development Code.
- 2. To permit additions or expansions greater than 100% of the building length of a single-family dwelling with nonconforming side yard requirements but with a minimum side yard of three feet.
- 3. To grant a variance in the application of the Development Code where topographic or other exceptional property conditions would result in a practical difficulty or undue hardship upon a literal enforcement of the Code.
- 4. To permit a use authorized on either side of a zone boundary line which divides a lot held in single ownership. The permission to extend the use may not extend more than 35 feet beyond the zone boundary line.
- 5. To permit the splitting of a lot, which does not have the required width for the zone, provided the newly-created nonconforming lot meets the area requirements of the zone, and the structure placed on the lot meets all required site standards of the zone.
- 6. To hear and decide appeals from the Floodplain Overlay Zone when it is alleged there is an error in any requirement, decision, or determination made by an administrative official.

Determination by Zoning Administrator

The Board of Zoning Adjustment has authorized the Zoning Administrator to decide the following types of requests. A decision will be made within one week from date of application. Please indicate if your request involves one of the following:

- 1. A satellite dish in the side yard or on the roof, **PROVIDED** there is evidence showing it is impossible to receive a reasonable signal if located in the rear yard.
- 2. An addition to the main building which makes an existing garage nonconforming with the side yard setback, **PROVIDED:**
 - A. No other variance would be required to the addition as a result;
 - B. At least six feet of clearance is maintained between the garage and the main building.
- 3. To permit construction of a home on a lot which does not have frontage on a public street but does have frontage on a dedicated right-of-way.

Type of variance requested:

(continued next page)

Why should this variance be granted? (Describe hardship, special circumstances, etc. in detail. If more room is needed, please attach a separate sheet.)

Required attachments: Please provide the following:

- 1. **A copy of the Weber County ownership plat** showing your property. This can be obtained from the Weber County Recorder's office at 2380 Washington Boulevard, or at their website <http://www.co.weber.ut.us/psearch/index.php> Please highlight your property on the plat printout.
- 2. **The names and addresses of the closest neighbors**, three houses on each side as well as across the street, and behind your property, as applicable.
- 3. **An original copy of a site plan.** Please draw the site plan showing the entire property with layout and dimensions of building(s) streets, property lines, easements, and rights-of-way. Show lot dimensions and distance between existing buildings. For assistance with this task, ask staff for the handout "How to Draw a Simple Site Plan," available at the Customer Service counter.

Filing Fee: \$650 Must accompany application and required attachments.

Deadline: Application must be received 21 days prior to the fourth Wednesday of the month that the hearing is to take place, unless the request is to be referred to the Zoning Administrator. **To avoid delays, this application must be completed fully.**

Time Limitation: Variances and special exception approvals shall expire eighteen (18) months from the date of the application unless building permits are sought to complete the approved work.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE:

(Signature of Owner/Appellant)

(Date)