



BOARD OF ZONING ADJUSTMENTS
January 28, 2026

Report by: Jennifer Patrick

CASE: #2025-9 **Applicant is requesting a variance to reduce parking from 2 spaces per single family home to 1.78 stalls per home. This is continued from the December 10, 2025 meeting for the Beacon Hill Private Subdivision located at 756 30th Street.**

Petitioner: Brandon Stoddard
736 N 6650 W
Layton, UT 84041

Petitioner's requested action: The applicant seeks a variance to reduce parking spaces for single family homes in the Beacon Hills Private Subdivision located at 756 30th Street.

Board's basis for action

The board may grant a variance if it finds that:

1. Literal enforcement of the land use ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the ordinance.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.
4. The variance will not substantially affect the general plan and will not be contrary to the public interest.
5. The spirit of the zoning ordinance is observed and substantial justice is done.

Possible board actions

Approve the variance: Find that literal enforcement of the land use ordinance would cause an unreasonable hardship, that there are special circumstances attached to the property, that granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone, that the variance will not substantially affect the general



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plan or be contrary to the public interest, and that the spirit of the zoning ordinance is observed and substantial justice is done for the following reasons (list), and grant the variance as requested.

Approve the variance with conditions or modifications: Find that literal enforcement of the land use ordinance would cause an unreasonable hardship, that there are special circumstances attached to the property, that granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone, that the variance will not substantially affect the general plan or be contrary to the public interest, and that the spirit of the zoning ordinance is observed and substantial justice is done for the following reasons (list), and grant the variance with the following conditions or modifications (list):

Deny the variance: Find that literal enforcement of the land use ordinance would not cause an unreasonable hardship, that there are not special circumstances attached to the property, that granting the variance is not essential to the enjoyment of a substantial property right possessed by other property in the same zone, that the variance will substantially affect the general plan or be contrary to the public interest, and that the spirit of the zoning ordinance is not observed and substantial justice is not done for the following reasons (list), and deny the variance.

Board's staff recommended action

Planning staff recommends approval to reduce parking from 2 spaces per home to 1.78 finding the variances meets all five criteria for a variance.

Vicinity map





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Background

The Beacon Hill Private Subdivision is located at 756 30th Street. This development is in the R-2EC zone in the East Central Historic District. It will consist of 9 single-family homes under the small lot group dwelling development code (Ogden Municipal Code 15-10-2). Each home will be individually owned while the parking, drives, and amenities are used as common areas by all lot owners in this development. These areas will be managed by a homeowner's association and recorded covenants, conditions, and restrictions often referred to as CC&R's.

Ogden Municipal Code 15-12-3 requires single-family homes to have two side by side parking spaces. Three of the nine homes will have garages that provide one parking space each while the other dwellings will have parking spaces in a parking lot layout. Due to the constraints of the site the applicant is requesting a parking reduction from 2 spaces per home to 1.78 spaces. With this reduction the nine (9) homes would then be required to provide a total of 16 parking spaces.

Beacon Hill Subdivision was granted preliminary group dwelling and a conditional use permit approval from the Planning Commission on October 1, 2025 (see attachment). Later, on December 3, the Planning Commission approved the final group dwelling and subdivision for the development. This request is a continuation from the December 10, 2025 Board of Zoning Adjustment meeting due to the Board wanting more information from the applicant.

To determine whether the variances can be granted, the Board of Zoning Adjustment must find that the request meets all five criteria for a variance.

Analysis

Board staff's response

The board may grant a variance if it finds that:

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

Finding: Literal enforcement of the land use ordinance for parking would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the ordinance due to the topography of the site. The south and west sides of the property is very steep and limits how the site is utilized.

In Ogden Municipal Code 15-12-3.1 parking for single-family homes requires two (2) side by side parking stalls. Single-family homes are typically located on their own separate lots of 5,000 square feet and front a public right-of-way. Beacon Hill is a private subdivision with 9 single-family homes and shared common open space. This is a development called a group dwelling was approved with a conditional use permit (OMC 15-10-1). The purpose of the group dwelling code is to encourage better utilization of parcels of land by allowing more homes on one lot. The amount of units or homes allowed is calculated by the square footage of the site (see below). By this calculation, the site could have a total of 12 units or homes but will only have 9 homes because of the steep slopes on the south and west ends of the property. Enforcing the two side by side stall requirement is not necessary to carry out the general purpose of this ordinance because a fair amount of the required parking is still being provided for the development.

Zone	Group Dwelling Minimum Lot Area Per Dwelling Unit
R-2S	2,500 sq. ft. per dwelling unit
R-2EC	5,000 sq. ft. for the first unit plus 2,500 sq. ft. for each additional unit.
R-2	6,000 sq. ft. for the first unit plus 2,500 sq. ft. for each additional unit.

Figure 1 OMC 15-10-1.1

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

Finding: The Beacon Hill site is unique in its topography and size that others in the R2-EC zone and area do not have. The intent of a variance is to allow for varying of site development standards for these special circumstances. The steep hillside at the southwest area of the site is the special circumstance attached to the property that others in the same area do not have.

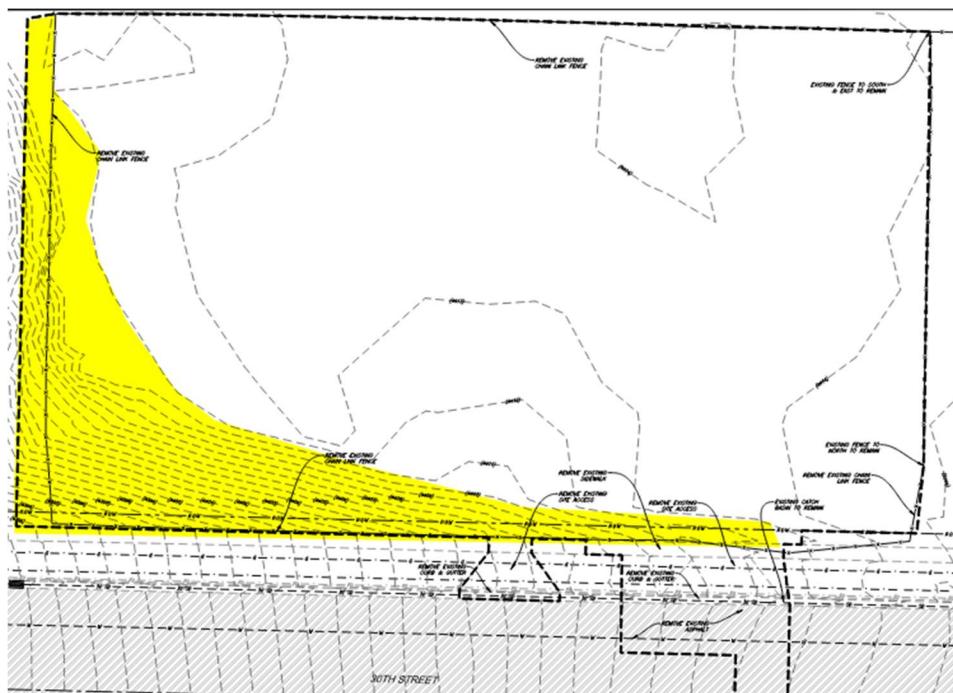


Figure 2 Topography of the site

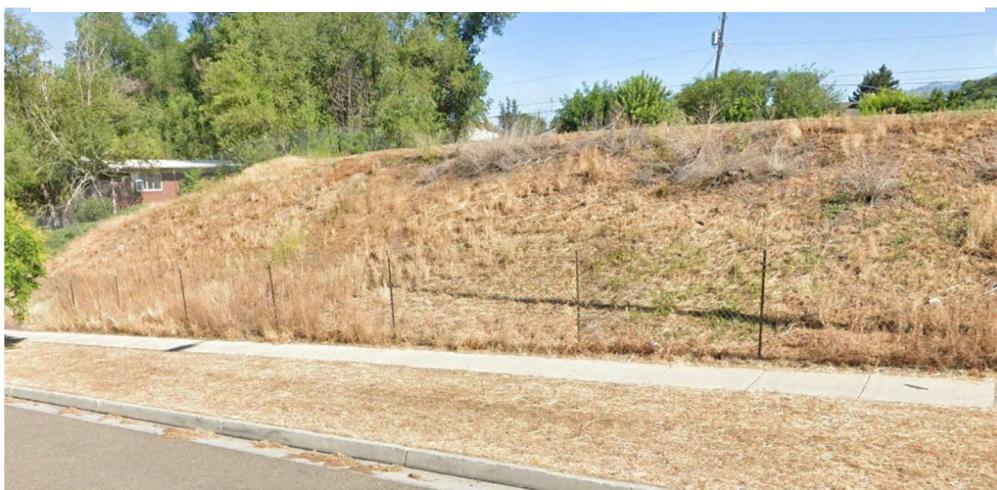


Figure 3 Image of hillside at Beacon Hill

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

Finding: The applicant is requesting a variance to reduce the parking requirement from two side-by-side parking spaces per dwelling to 1.78 spaces per dwelling. Without the requested reduction, the nine homes would be required to provide a total of 18 parking spaces. Three of the homes located on the east side of the site will include an attached one car garage; that leaves a need of 15 spaces. The site design shows 13 spaces which is a difference of two (2) spaces. In the previous meeting the Board also had concerns with guest parking on the shoulder of 30th Street along the front of the development. There is ample room along the curb on 30th Street for this use and is a common use that other single-family homes possess in the same zone.



Figure 4 Image of the parking area



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The variance will not substantially affect the general plan and will not be contrary to the public interest.

Finding: The variance to reduce the parking will not substantially affect the general plan and will not be contrary to the public interest because it will provide the citizens of Ogden an opportunity for home ownership. The goal of the general plan in the Executive Summary Chapter 2 is to expand homeownership, improving property maintenance and enhancing the quality of the housing stock. The variance will allow the development to be built and benefit Ogden's citizens while still being consistent with these goals.

The East Central Community Plan (GP14.B .19) also has a goal of promoting mass transit. The bus stops along 30th Street provide connections to downtown Ogden, Weber State University and to the main UTA hub that connect citizens to other destinations in Utah. Granting the variance will encourage citizens of Ogden to use mass transit. Reducing the parking by two spaces will not substantially affect the general plan and will not be contrary to public interest because the intent and goals of the general plan are still being met.

The spirit of the zoning ordinance is observed and substantial justice is done.

Finding: The variance to reduce parking requirements from two (2) side by side to 1.78 per home still meet the intent of the code and achieves the underlying goals of the zoning ordinance. The spirit of the ordinance still protects the neighborhood character, ensures safety of the area, and each resident will have a space to park without negative impacts to other areas of the neighborhood. This variation to the code is reasonable and fair to both the neighborhood and the applicant and substantial justice is done.

Conclusion

In conclusion, planning staff recommends approval of the variance for the reduction in the parking from two (2) parking stalls per home to 1.78 spaces per home finding that the request meets all five criteria for a variance.

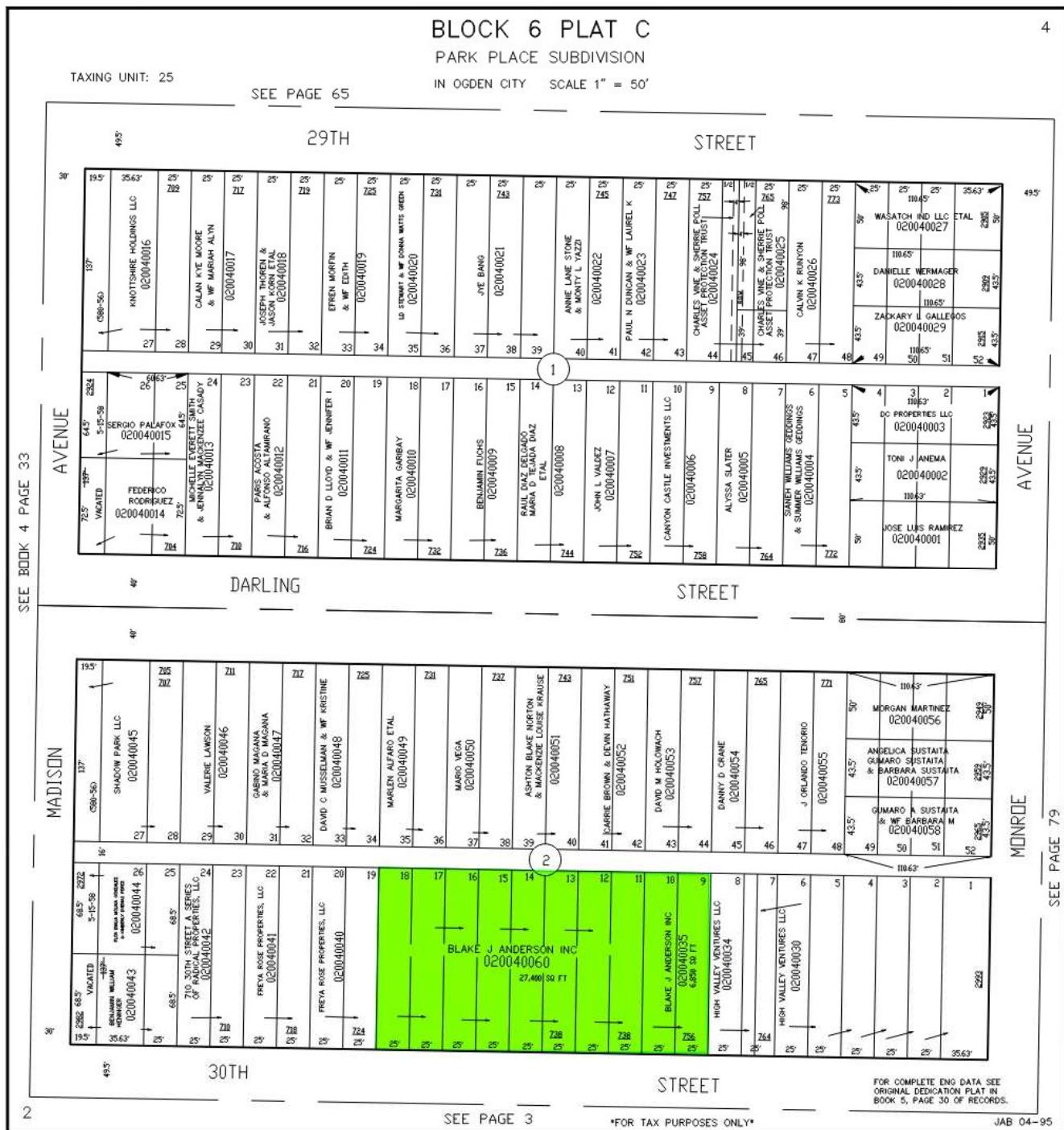


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Attachments

1. Weber County Plat
2. Application
3. Plans
4. Notice of Action
5. BZA Notice
6. Addresses

Attachment #1- Weber County plat





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Attachment #2- Application

	Board of Zoning Adjustment Application for Variance, Appeal, or Special Exception Ogden City Development Services 2549 Washington Blvd. Suite 240 (801) 629-8930
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Please print legibly and complete all areas

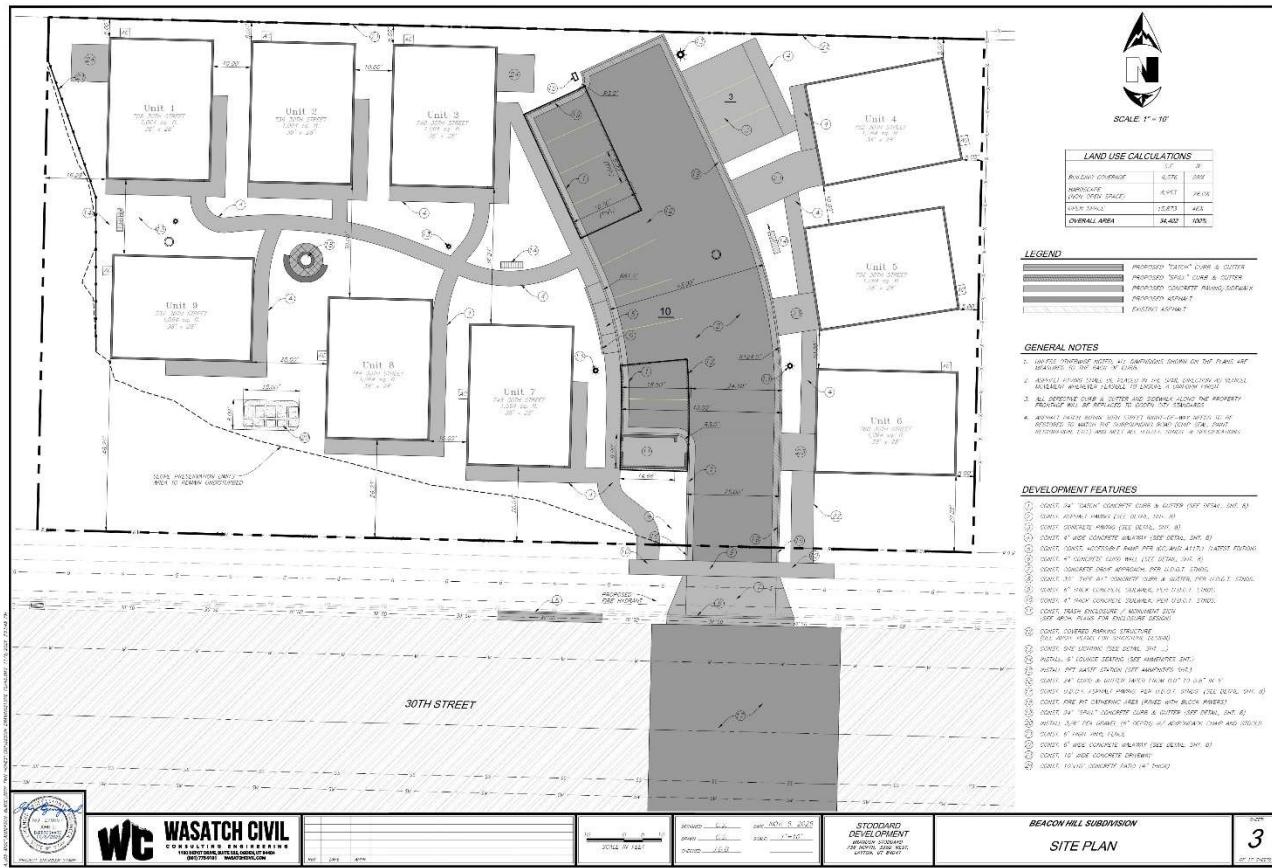
Property Address: 756 30th Street, Ogden, UT 84403		
Applicant/Appellant: Brandon Stoddard		
Applicant/Appellant address: 736 N 3350 W		
City: Layton	State: UT	Zip: 84041
E-mail: brandstoddard@gmail.com		Phone: 801-243-0663
In what capacity are you applying (owner, owner's representative, affected neighbor, etc.)?		
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)		
<input checked="" type="checkbox"/> 1. To grant a variance in the application of the zoning ordinance.		
<input type="checkbox"/> 2. To determine whether an administrative error has been made in any order, requirement, decision or interpretation of the zoning ordinance.		
<input type="checkbox"/> 3. 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.		
<input type="checkbox"/> 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.		
<input type="checkbox"/> 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.		
<input type="checkbox"/> 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:		
<input type="checkbox"/> 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.		
<input type="checkbox"/> 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.		
<input type="checkbox"/> 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.		
I HEREBY CERTIFY THAT THE ABOVE INFORMATION IN THIS APPLICATION IS CORRECT TO THE BEST OF MY KNOWLEDGE:		
(Signature of Applicant/Appellant)		
11/03/2025		
(Date)		



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Attachment #3-Plans





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Attachment#4-Notice of Action



**PRELIMINARY GROUP DWELLING APPROVAL
& CONDITIONAL USE PERMIT**

On October 1, 2025, the Ogden Planning Commission approved a conditional use permit and granted preliminary group dwelling approval for the proposed Beacon Hill group dwelling project consisting of 9 total single-family homes at approximately 756 30th Street, including reducing the 8' setback for the driveway next to the abutter's alley to 1', subject to obtaining and satisfying all department staff review comments which include:

1. The two parcels that make up the property be combined/resolved by completing the private subdivision plat process.
2. Covered parking design details be provided showing compatibility with the project.
3. Bicycle parking and storage requirements be met.
4. Two side-by-side parking stalls be provided for each dwelling unit on the site.
5. All exterior lighting be contained on the property so no more than one foot-candle crosses adjoining properties.
6. All utilities be screened from view along 30th Street.
7. The trash can enclosure/monument sign be a masonry structure compatible with the materials, colors, and design of the homes in the development, be at least 6' tall, and be large enough to provide two roll-out cans per home.
8. Unit 6 orient towards 30th Street by having a well-defined front building elevation facing the street, having attention given to the front door, porch, windows, and roofline designs.
9. The buildings meet the minimum 20% glazing requirements and the stone wainscot on the buildings be extended up to the top of the first level on all sides of the buildings.
10. The balcony/patio group dwelling requirements be met for at least 50% of the

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dwelling units in the development.

11. A 6' tall vinyl or masonry fence be installed along the sides and rear property lines, excluding the front yard setback along 30th Street that matches the design and colors of the buildings within the project.
12. Detailed landscaping and irrigation plans be provided that meet all code requirements including the parkway/park-strip along 30th Street.
13. 6' wide sidewalks be installed along both sides of the driveway/parking lot to connect the front doors of each unit with on-site parking, open space amenities, and the sidewalk along 30th Street.
14. Engineering review comments be obtained and satisfied.
15. Storm water review comments be obtained and satisfied.
16. Addressing review comments be obtained and satisfied.
17. Building division review comments be obtained and satisfied.
18. Fire access and hydrant requirements be met.
19. The applicant submits plans and information that addresses all of the preliminary group dwelling review requirements prior to going to the planning commission for final group dwelling approval.

Note that a final group dwelling application will need to be submitted that address all of the conditions and requirements established by the Planning Commission in the preliminary group dwelling approval.

The Conditional Use Permit may be revoked if the approved site plan or any of the conditions or terms are violated. The Conditional Use Permit shall expire and be null and void on **March 4, 2027**, unless substantial action is taken (obtaining and maintaining active building permits) to develop the property according to the permit. This permit shall also expire if a permitted zoning use replaces this use on the property or if the use is discontinued for a continuous period of one year.

Conditional uses shall not be enlarged, changed, extended or increased in intensity except by approval of the Planning Commission.



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Attachment #5-BZA Notice



OGDEN CITY

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Time: 4:30 PM

3rd Floor Council Chambers

2549 Washington Blvd

Please contact Jennifer Patrick
at planning@ogdencity.gov or
801-629-8929

You may provide written comments for a public meeting concerning a request for a variance to reduce parking that was continued from the December meeting for Beacon Hill Private Subdivision at 756 30th St

Written comments before the meeting will be accepted.

You may also watch the meeting electronically:

Zoom Meeting

<https://us02web.zoom.us/j/88441486504>

Meeting ID: 884 4148 6504

password: 685679

One tap mobile +13462487799 3035188142#

Scan QR
code with
smart phone



To send a written comment for the meeting:

Email: Written comments may be sent to planning@ogdencity.gov by noon on January 27, 2026. Your email will be provided to the Board before the meeting.



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Attachment #6-Addresses

PARCEL #	NAME	NAME TWO	ADDRESS	CITY	ST	ZIP
02-003-0006	OCCUPANT		775 30TH S	OGDEN	UT	84403
02-003-0006	EKLUND, SHERRY		717 10TH A	SEASIDE	OR	97138-7001
02-003-0007	STIMPSON, TANNER J		769 30TH S	OGDEN	UT	84403
02-003-0008	DE LA ROS, MARTHA DE LA R	763 30TH S	OGDEN		UT	84403
02-003-0009	OCCUPANT		757 30TH S	OGDEN	UT	84403
02-003-0009	TRELA HOSKINS FAMILY TRUS	2815 E LOR	SALT LAKE CITY	UT		84109-3616
02-003-0012	PACE, KIME KEANA FUKUMOT	750 PATTEF	OGDEN		UT	84403
02-003-0015	CAMPBELL, CHASE		749 30TH S	OGDEN	UT	84403
02-003-0016	OCCUPANT		743 30TH S	OGDEN	UT	84403
02-003-0016	1184 ENTERPRISES INC		4785 S NAN	HOLLADAY	UT	84403
02-003-0018	SWAN, JOHN PARKER		729 30TH S	OGDEN	UT	84403
02-003-0019	BOEHME, T MELANIE BOEHM	717 30TH S	OGDEN		UT	84403
02-003-0019	OCCUPANT		2621 MADI	OGDEN	UT	84401-2573
02-003-0030	OCCUPANT		739-745 E	OGDEN	UT	84403
02-004-0030	OCCUPANT		2991 MONI	OGDEN	UT	84403
02-004-0030	HIGH VALLEY VENTURES LLC	14337 HER	BLUFFDALE		UT	84065-5251
02-004-0034	OCCUPANT		764 30TH S	OGDEN	UT	84403
02-004-0034	HIGH VALLEY VENTURES LLC	14337 HER	BLUFFDALE		UT	84065-5251
02-004-0035	BLAKE J ANDERSON INC		756 30TH S	OGDEN	UT	84403
02-004-0035	OCCUPANT		5518 WOO	OGDEN	UT	84403-5134
02-004-0040	FREYA ROSE PROPERTIES LL	724 30TH S	OGDEN		UT	84403
02-004-0040	OCCUPANT		1853 E PRII	SALT LAKE CITY	UT	84108-1812
02-004-0041	OCCUPANT		718 30TH S	OGDEN	UT	84403
02-004-0041	FREYA ROSE PROPERTIES LL	1853 E PRII	SALT LAKE CITY	UT		84108-1812
02-004-0042	OCCUPANT	RADICAL PROPEF	710 30TH S	OGDEN	UT	84403
02-004-0042	RADICAL PROPERTIES LLC	1904 INGO	SOUTH JORDAN	UT		84095-7828
02-004-0047	MAGANA, C MARIA D MAGAN	717 DARLIN	OGDEN		UT	84403
02-004-0048	MUSSELMA KRISTINE MUSSE	725 DARLIN	OGDEN		UT	84403
02-004-0049	ALFARO, M JESUS ROMERO	731 DARLIN	OGDEN		UT	84403
02-004-0049	OCCUPANT		731 DARLIN	OGDEN	UT	84403
02-004-0050	VEGA, MARIO		737 DARLIN	OGDEN	UT	84403
02-004-0051	NORTON, A MACKENZIE LOUI	743 DARLIN	OGDEN		UT	84403
02-004-0052	BROWN CA DEVIN HATHAWA	751 DARLIN	OGDEN		UT	84403
02-004-0053	HOLOWACH, DAVID M		757 DARLIN	OGDEN	UT	84403
02-004-0054	CRANE, DANNY D		765 DARLIN	OGDEN	UT	84403
02-004-0055	TENORIO, J ORLANDO		771 DARLIN	OGDEN	UT	84403
02-004-0058	SUSTAITA, I BARBARA M SUST	2965 MONI	OGDEN		UT	84403
02-004-0060	STODDARD LAND		2339 W 58	ROY	UT	84403