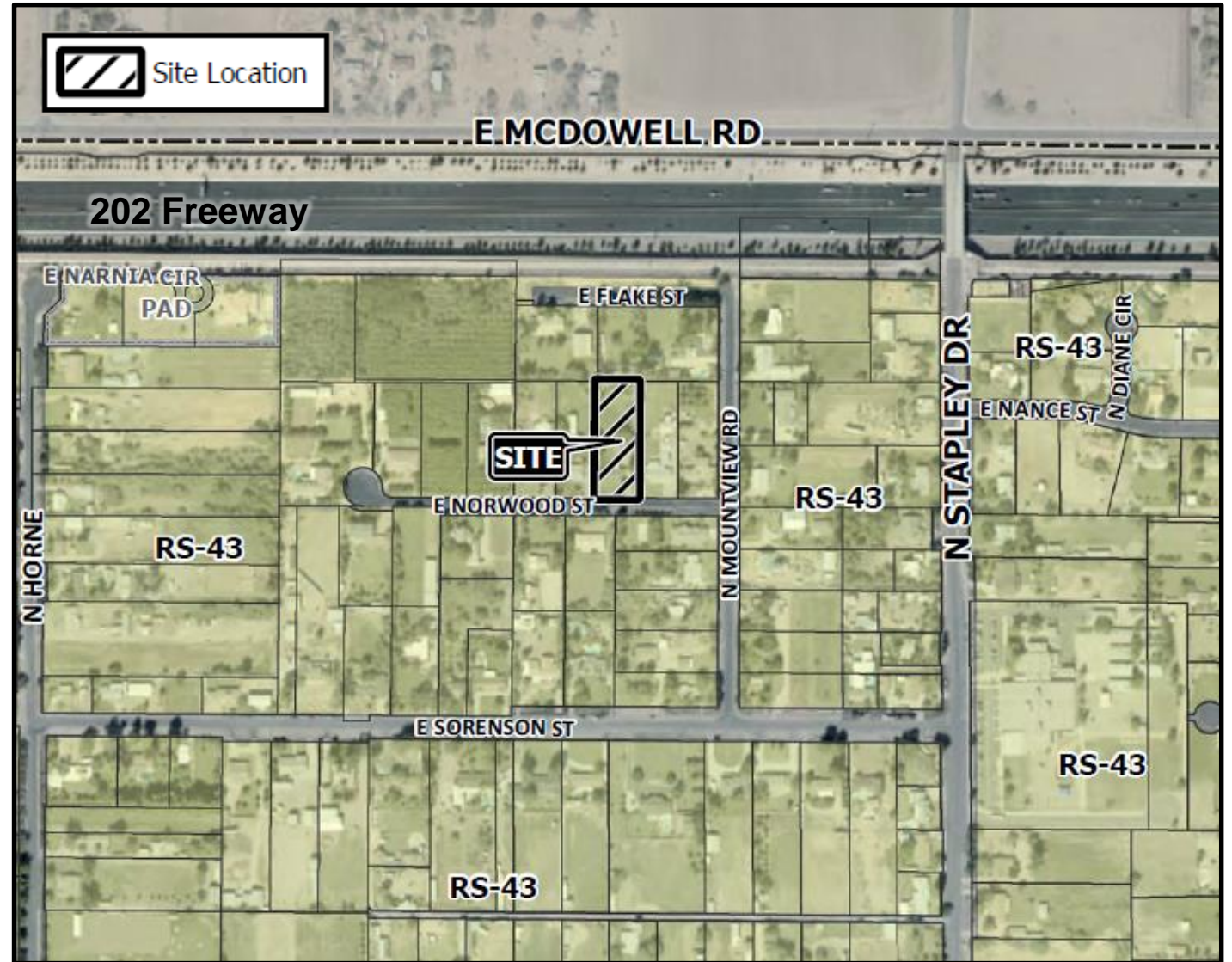




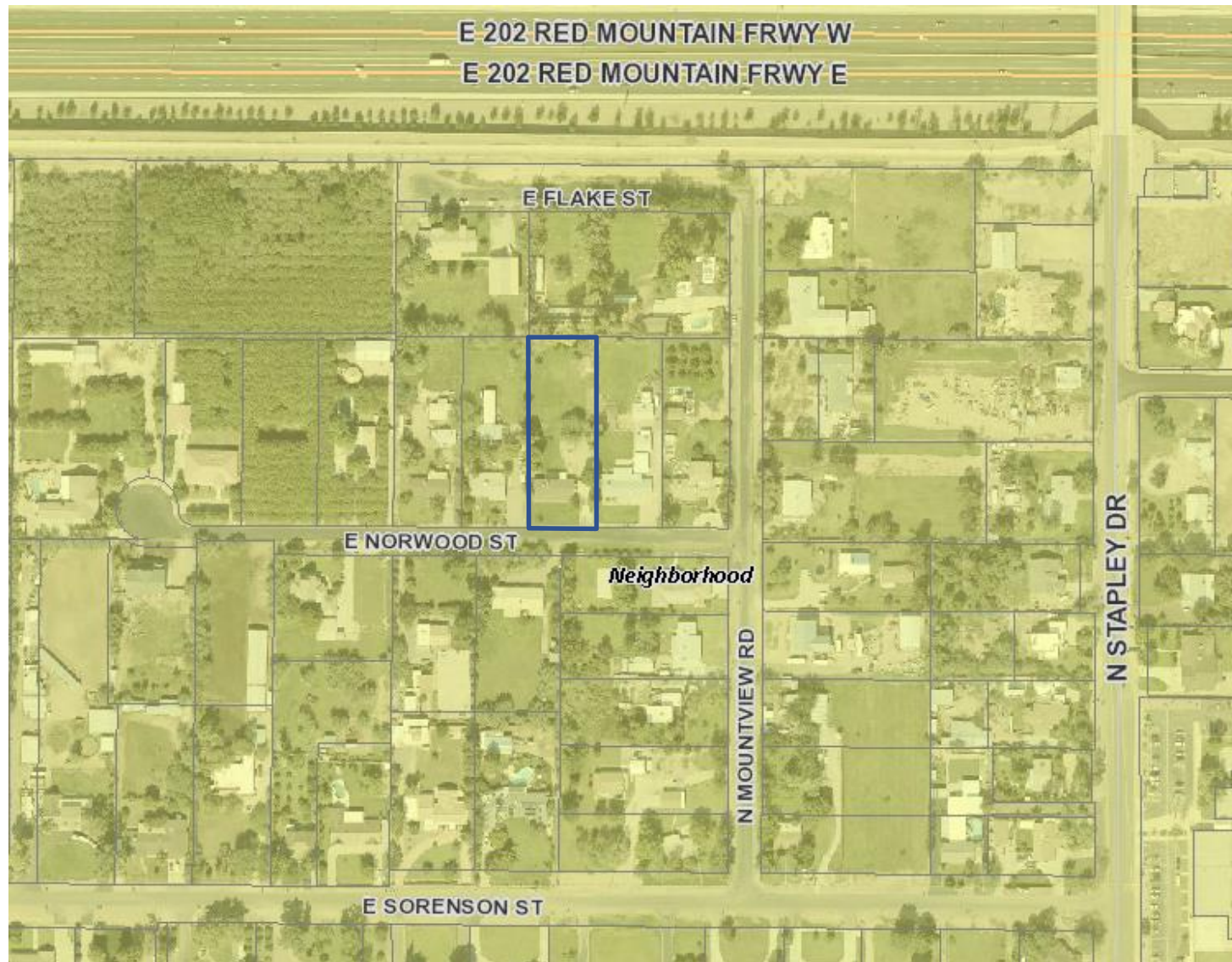
**BOA20-00630**

# Location

- 1024 East Norwood Street
- Located west of North Mountview Road and approximately a third of mile north of Lehi Road.







# General Plan

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## Neighborhood

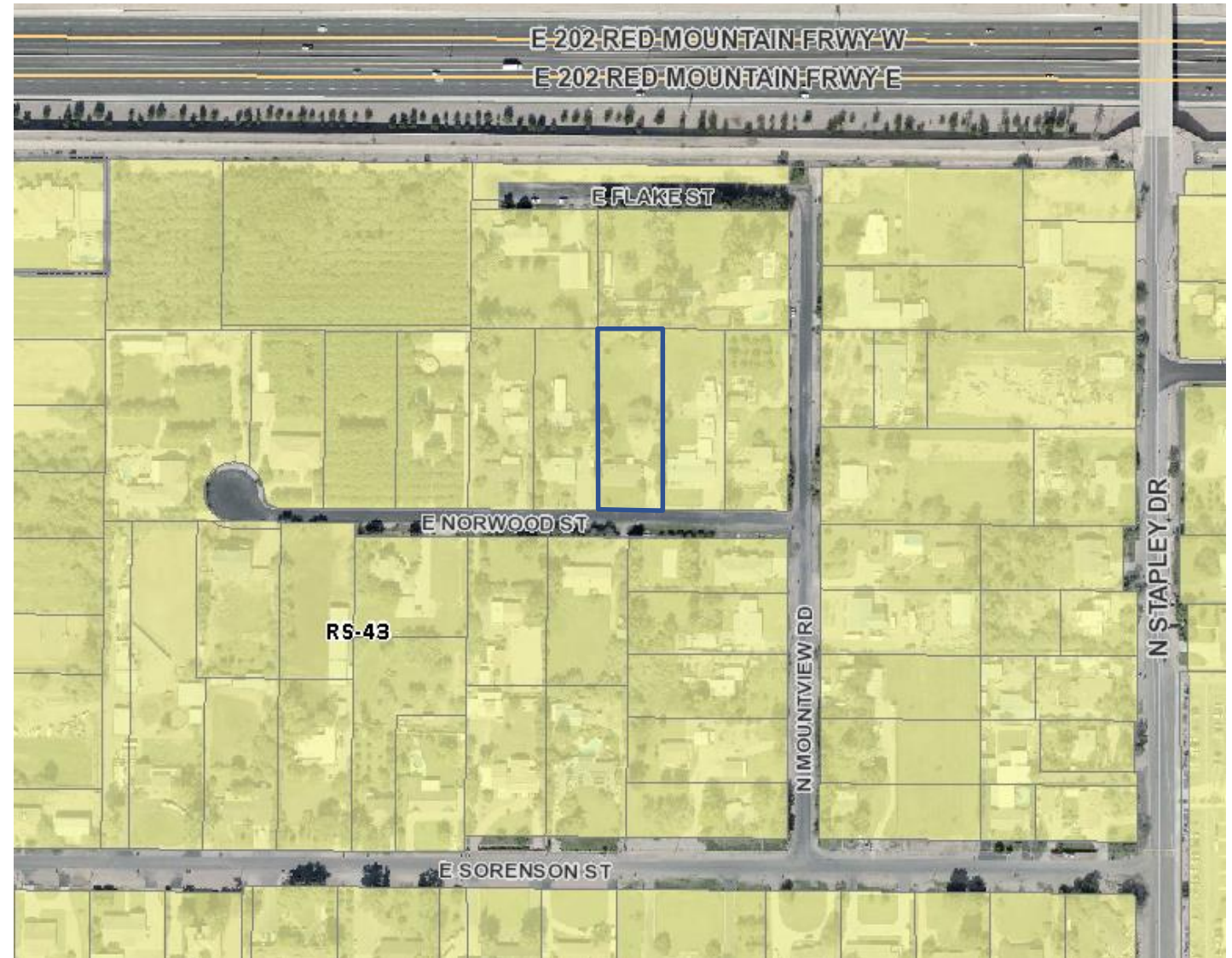
- Agriculture Sub-type
- Safe places to live
- Variety of housing
- Rural character
- Keeping and raising of livestock

## Lehi Sub-Area

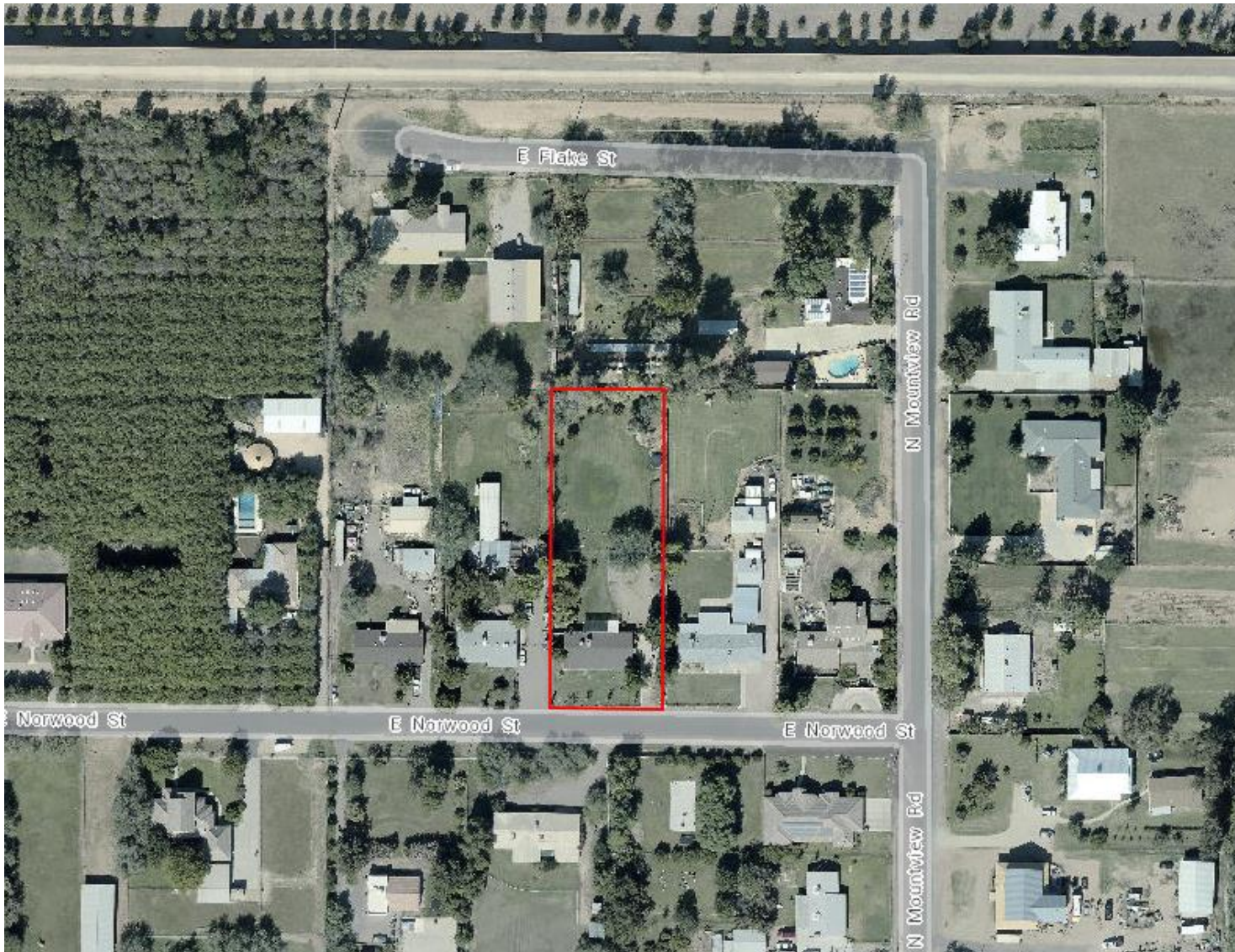
- Semi-rural residential district zoned RS-43

# Zoning

- Single Residence 43  
(RS-43)
  - Single Family Home
  - Permitted use in the  
RS-43 District







## Request

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- Variance

## Purpose

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- Reduce the required side yards setbacks to allow for an addition to an existing single residence



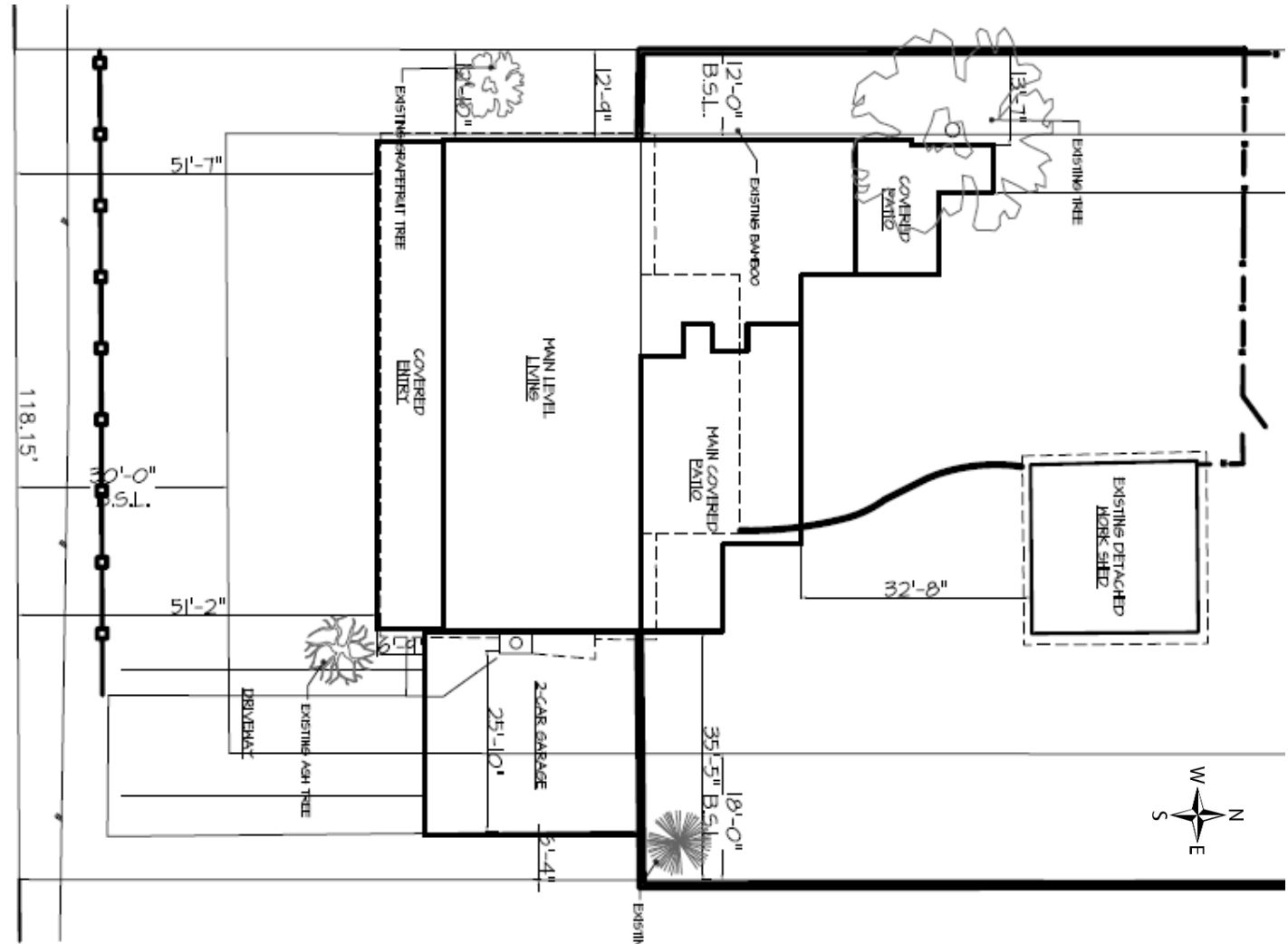
# Site Photo



Looking north towards the subject site

# Site Plan

- Existing home meets RS-43 minimum setback requirements
- Proposed garage addition
  - West side yard = 12 ft. 9 in.
  - East side yard = 6 ft. 4 in.
  - Aggregate both side yards = 18± ft.

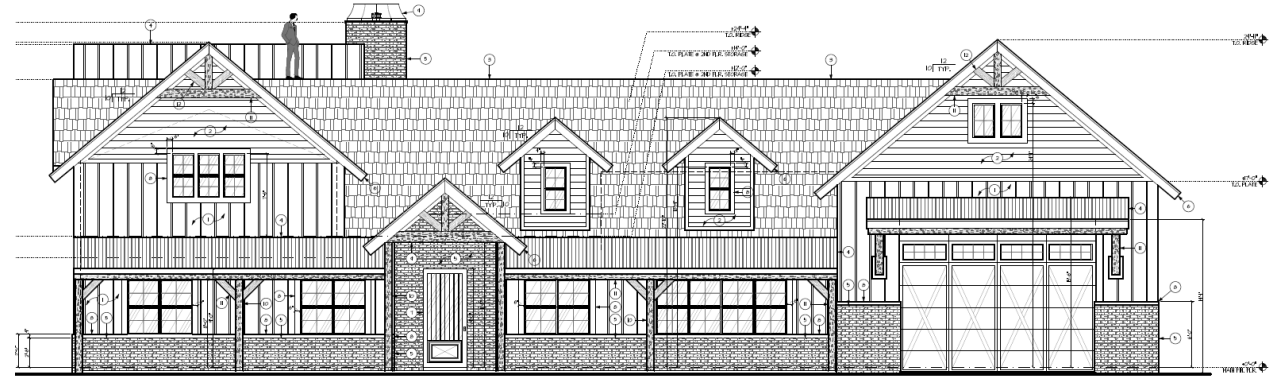




# Elevations

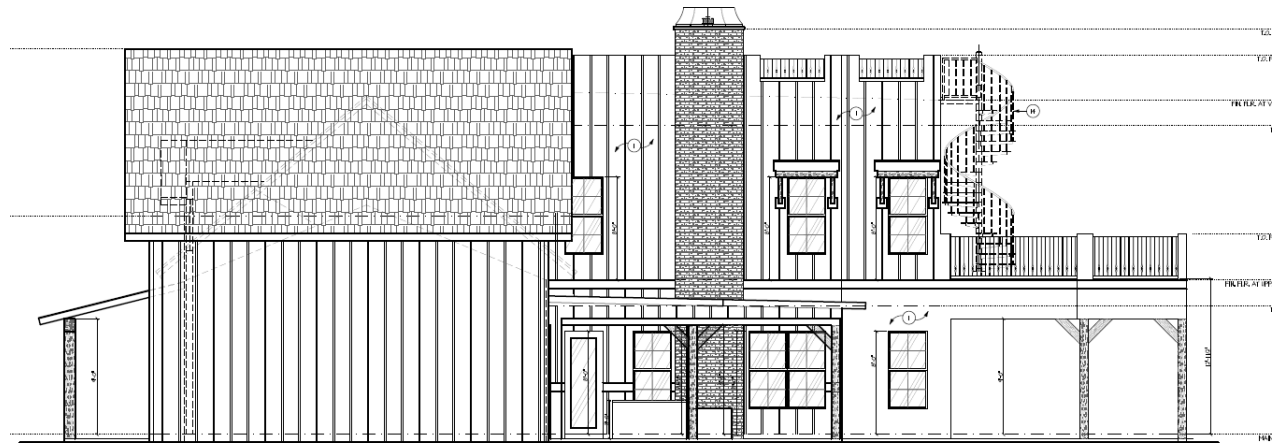
## Proposed garage addition

- 28 ft., 6 in. wide by 30ft., 9 in. long
- Peak height = 29 ft. 11 in.



FRONT ELEVATION

3/16"=1'-0"



RIGHT ELEVATION

3/16"=1'-0"



# Summary

## Findings

- ✗ No special circumstances related to lot's size, shape, topography, location, or surroundings.
- ✗ Hardship is self-imposed.
- ✗ It is possible to construct a garage addition in compliance with MZO requirements.
- ✗ Granting of this variance request constitutes a special privilege

## Staff Recommendation

Denial