

Tooele City Board of Adjustments
July 14, 2003
Minutes
DRAFT

Board Attendees: James Ferguson, Barry Lewis, Cheri Zander, Kevin Shields, Jerry Houghton

Absent: Roy Niskala

Staff Attendees: Cary Campbell, Director of Community Development
Andrea Cahoon, Contract Secretary

Minutes prepared by Andrea Cahoon.

Chairman Ferguson called the meeting to order at 5:10 p.m.

1. Approval of Minutes from June 2, 2003

Mr. Shields recalled that when he asked Mr. Pulsipher if he had any new information, he answered that he did not. He asked that the record reflect that.

Chairman Ferguson moved to approve the minutes as amended. Mr. Shields seconded the motion. All members present voted, "Aye."

2. Request for a Side Set Back Variance from Six Feet to One-foot Six Inches to Replace the Existing Carport. Also Requesting a Variance to Cover the Front Porch Which Should Remain a Thirty-Foot Set Back, but Will Only be 21 feet six inches from the Front Property Line by Ralene Barton

Carport:

Chairman Ferguson asked for a clarification of what they wanted to do with the carport because the plans showed that they were going to replace the existing carport with a new carport, but the agenda stated they were replacing it with a two-car garage. Mike Price stated that they didn't want a two-car garage, just to replace the existing carport.

Chairman Ferguson asked the applicants to explain what they were proposing to do. Mr. Price provided pictures to the Board and explained that the existing carport was a 1960's style aluminum carport and they wanted to replace it with a new carport with a pitched roof. The carport roof will sit two feet below the roof of the home, but it will be the same pitch line. Mr. Shields stated that most of the rain run off would come off the taller roof and onto the carport roof. He asked if they would have rain gutters? Mr. Price answered that the roof will have rain gutters. Chairman Ferguson asked what was in the one-car garage at the rear of the property? Mr. Price answered that they grow plants in it. It is too small to fit a car in. Ms. Barton explained that when they first moved in the home, she tried to use it for her car, but it was too

small.

Mr. Houghton arrived at 5:15 p.m.

Mr. Shields asked if the new carport was going to be the same size as the existing carport? Mr. Price answered that it will be the same width, but a little bit longer so that it will conform to the house itself.

Chairman Ferguson stated that in the past, the Board has approved carports such as this that encroach on the property line, but have always stipulated that they could never be enclosed. It has to remain a carport.

Mr. Lewis stated that this was a two-pronged request because they also wanted a covered front porch. Chairman Ferguson stated they would take care of that next, but they wanted to address the two items separately.

Mr. Lewis moved to approve a carport variance with the stipulation that the carport remains open on three sides and it will never be enclosed. The carport will be one-foot six-inches from the property line. Mr. Shields seconded the motion. All members present voted, "Aye."

Front Porch:

Mr. Shields asked for clarification of how much of a variance they were requesting. It was determined that they were requesting a variance of 8 feet 6 inches for the front porch.

Mr. Price said the porch will go out about 8 feet, which is 7 feet further than the existing structure.

Mr. Houghton stated that the application explained that there were other homes in the area with front porches. Mr. Price showed pictures to the Board of some of the front porches in the area, and stated that they were only 16-18 feet off of the front property line. Their neighbors also have a two-car garage that extends way out into the front setback. Ms. Barton explained to the Board that she had lived in the home for 10 years and the garage was there when she moved in. Mr. Campbell stated that the garage is an existing non-conforming use.

Mr. Houghton explained that if other people enjoy that same right in the existing area, the applicants should enjoy the same right as well. When Mr. Grgich redid his carport like this it made the home look a lot better than it did in the past. Mr. Price said that he had asked neighbors for permission to take pictures of their homes and properties, and several of them would not allow him to do so.

Chairman Ferguson stated that based on the fact that there are others with front porches closer (to the front property line) than this proposal in the neighborhood, and the fact that denying the variance would deny the applicants of a privilege enjoyed by others in the same district, and that it would improve the looks of the home, he moved to approve the variance. Mr. Houghton seconded the motion. All members present voted, "Aye."

Mr. Shields felt it would be a wonderful improvement to the home.

3. Adjourn

Chairman Ferguson moved to adjourn the meeting. **Mr. Lewis** seconded the motion. All members present voted **Aye**. The meeting adjourned at 8:26 p.m.

DRAFT

Approved by: _____

Date: _____