

Minutes of the Hearing Officer meeting held on Wednesday, April 14, 2021 at 12:30 p.m. electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Hearing Officer has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain.

Present: Jim Harland, Hearing Officer
Zachary Smallwood, Associate Planner
Briant Farnsworth, Deputy City Attorney
Amir Ali Akbar Khah, Applicant

Jim Harland opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

CONFLICT OF INTEREST

Mr. Harland stated that he has no conflicts of interest for this agenda.

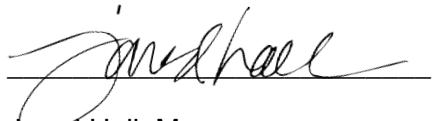
CASE #1577 – Amir Ali Akbar Khah – 371 East Vine Street – Project #21-023

Amir Ali Akbar Khah was present to represent this request. Zachary Smallwood reviewed the location and request for an expansion of a non-conforming structure at 371 East Vine Street. The proposal is for construction of an addition to an existing single-family house that is currently non-conforming to side yard setback regulations as written in Section 17.100.080 of the Land Use Ordinance. Mr. Smallwood displayed a map of the property zoned R-1-8. The lot is narrow but very deep. The applicant would like to build a garage and a second-floor addition to the front yard area of his property. The expansion of the non-conforming structure would be to the west side yard setback. The setback normally requires 8 feet, but since the home was built in 1944 there is only 3 feet due to different standards at that time. Staff is recommending that hearing officer approve this non-conforming structure.

Mr. Harland asked if any public comment was received and if the church behind the property has reached out. Mr. Smallwood verified no public comment has been received and the church has not commented. Mr. Harland clarified the criteria for the addition, enlargement or movement of the building will be in harmony with one or more of the purposes of this title. The idea is to create a favorable environment for the citizens and visitors of the city and the project meets the criteria. The other criteria are that there are no unreasonable burdens of the lands located within the vicinity of the proposed structure. Mr. Harland explained that before the applicant begins construction, he will need a building permit which will be included in the report. He stated his report will be completed next Wednesday and recommendation will be to approve the request. The only request of the applicant would be not starting any construction until he receives the official report. The applicant concurred.

There was no other business.

The meeting was adjourned at 12:47 p.m.

A handwritten signature in black ink, appearing to read "Jared Hall".

Jared Hall, Manager

Community Development Planning Division