



Legislation Text

File #: BOA08012022-006373, **Version:** 1

Agenda Item Title:

Rozenfeld Variance Request to Amend Condition of Approval
3802 E Catamount Ridge Way
[Community #30 - Granite]

Presenter:

Melissa Anderson

Description/Background:

Yuri Rozenfeld ("Applicant"), filed a request with the Sandy City Board of Adjustment to amend Condition of Approval #6 from a previously approved Variance. The property is located at 3802 East Catamount Ridge Way.

See attached staff report for full details.

Recommended Action and/or Suggested Motion:

Staff recommends the Board of Adjustment approve the request to amend Condition #6 of the Variance that was approved under case file BOA01172022-006252 for the property located at 3802 East Catamount Ridge Way. All other conditions of approval would remain as originally approved to mitigate the negative impacts of said variance. If approved, the amended conditions of approval shall be stated as follows:

Conditions of Approval:

1. All proposed retaining walls be designed to follow the City Engineer's recommendations, including rock fall mitigation measures.
2. If the development of the dwelling as proposed creates cuts and fills over 10 feet in height, that they seek a special exception from the Planning Commission prior to issuance of a building permit.
3. That the Planning Commission review a detailed grading plan of the lot prior to issuance of a building permit which shows the proposed grading, cuts, fills, or terracing on the continuous hillside of 30% or greater slope.
4. That a vegetation plan, in accordance with Development Code Section 21-15-4(b)(3) be reviewed and approved by staff prior to issuance of a building permit to ensure the disturbed areas of the lot are properly restored, and drainage and slope stability issues are mitigated.
5. That the proposed home be allowed to be constructed to a footprint no larger than 2,455 square feet (including the garage area) in order to reduce the impact to the hillside and reduce the amount of disturbance to the natural vegetation.

6. That the area behind the home and driveway that is to be disturbed to construct the home be limited to an average of twenty-six feet (26'). That a limit of disturbance be placed at the existing 5430' elevation contour in order to reduce the impact to the hillside and reduce the amount of disturbance to the natural vegetation.
7. That the driveway width be limited to eighteen-foot (18') maximum and a depth of at least twenty feet (20') before tapering to a minimum twelve-foot (12') wide drive approach, fourteen-foot (14') maximum, in order to reduce the impact to the hillside and reduce the amount of disturbance to the natural vegetation.
8. That all reports, plans, studies, and reports required by the City Engineer and Section 21-15, Sensitive Area Overlay be completed prior to issuance of a building permit and approval of an engineered site plan.
9. That the buildable area be limited to be no closer than ten feet (10') within an existing water line or within a public utility easement.
10. That a conservation easement or restrictive covenant be recorded that restricts any further expansion of the approved building envelope or the construction of any further structures or further disturbance upon the property.